

AGENDA

COMMITTEE ON LANDS AND BUILDINGS

March 21, 2006

**Aldermen Thibault, Smith,
Forest, Roy, Long**

5:15 PM

**Aldermanic Chambers
City Hall (3rd Floor)**

1. Chairman Thibault calls the meeting to order.
2. The Clerk calls the roll.
3. Communication from Tim Clougherty, Chief Facilities Manager, submitting a preliminary structural condition assessment of the Weston Fire Station.
Gentlemen, what is your pleasure?
4. Communication from Robert MacKenzie, Director, advising that the NH Institute of Art has expressed an interest in city-owned property located on Bethel Court to house its student population.
Gentlemen, what is your pleasure?
5. Disposition of city-owned former rail ROW parcel abutting 118 Maple Street.
(Note: Planning agrees city could reasonably issue a license to the applicant for parking purposes and to continue maintaining the existing paved portion of that property.)
Gentlemen, what is your pleasure?
6. Disposition of city-owned former rail ROW parcel abutting 399 Silver Street.
(Note: Planning agrees city could reasonably issue a license to the applicant for parking purposes and to continue maintaining the existing paved portion of that property.)
Gentlemen, what is your pleasure?

TABLED ITEMS

A motion is in order to remove any of the following items from the table for discussion.

7. Communication from Attorney Michael Kasten, on behalf of Steve and Anna Sacco, proposing to enter into a Boundary Line Agreement with the City for property located at West Shore Avenue and Bodwell Road abutting Crystal Lake.
(Note: Tabled 4/18/2005 pending review by Alderman DeVries. Alderman DeVries has requested this item be received and filed.)
8. Discussion of area for dog park.
(Note: Tabled 4/18/2005 pending submission of formal layout for the dog park and lease agreement.)
9. Communication from Robert MacKenzie, Director of Planning, relative to the Blacksmith Shop on Second Street.
(Note: Tabled 11/15/2005 pending further review by the CIP Committee. Planning recommends city acquire parcel for park purposes under jurisdiction of Parks, Recreation and Cemetery Department.)
10. Communication from Russel Johnson, PSNH, seeking authorization to place a padmount transformer and cement slab (8' x 8') approximately five (5) feet from the back of the Visitors Center at Veterans Park.
(Note: Tabled 7/19/2005 at the request of PSNH pending further discussions with Intown Manchester.)
11. Communication from Gerald Hebert, Sr., requesting to purchase Lots 246-3, 6 & 7 on Page Street between London and Bridge Streets.
(Note: Tabled 7/19/2005 pending additional information from the Board of Assessors and Planning Department.)

12. Communication from Thomas Bowen, Water Works Director, advising of a request from Dick Anagnost of Anagnost Companies, Inc. and Dick Dunfey of MHRA to purchase 16+/- acres of property at fair market value on Karatzas Avenue for the purpose of constructing additional “workforce housing”.
(Note: Communications from Robert MacKenzie and Ron Ludwig attached. The Committee voted on 08/29/2005 to authorize Water Works to enter into an agreement with Anagnost Companies and Manchester Housing and Redevelopment Authority subject to both the Committee and the full Board finding the land surplus to city needs and agreeing on a purchase price. Report dated 02/02/2006 submitted by the Director of Planning enclosed herein.)
(Tabled 11/21/2005)
13. Communication from City Solicitor Clark enclosing a communication from the State of NH Department of Transportation requesting to purchase city land for the proposed Manchester Airport Access Road.
(Note: On 11/21/2005 referred to Airport requesting report back and requested Planning and Tax to determine whether or not property is surplus to city needs. Planning recommends it be determined surplus to city needs due to the unique circumstances involved noting the committee may find suitable public purpose for selling the property to the state.)
(Tabled 02/21/2006)
14. Communication from Paul J. Borek, Economic Development Director, regarding the Ash Street School property on Bridge Street.
(Note: Tabled 11/21/2005 pending report of School Board action. Enclosed is a copy of a resolution adopted by the School Board on 12/12/2005. Report dated 02/15/2006 submitted by the Director of Planning and Community Development enclosed herein.)
15. Request to purchase Seal Tanning Parking Lot, the Granite Street Parking Lot and discontinuance and purchase of Phillippe Cote Street.
(Tabled 02/21/2006)

16. Communication from Angelo Mazzella, General Manager of Manchester Wolves, requesting the use of the JFK Coliseum for practice sessions beginning the middle of March until the end of August.
(Note: referred to committee by CIP Committee on 12/19/2005.)
(Tabled 02/21/2006 pending report from Parks, Recreation and Cemetery Department. Wolves have withdrawn request per Parks, Recreation and Cemetery Department.)
17. If there is no further business, a motion is in order to adjourn.



City of Manchester

Department of Highways

Facilities Division

275 Clay Street
Manchester, New Hampshire 03103-5613

(603) 624-6555 Administrative Office
(603) 624-6562 Fax

Frank C. Thomas
Public Works Director

Kevin A. Sheppard
Deputy Public Works Director

Timothy J. Clougherty
Chief Facilities Manager

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MEMO

To: Sean Thomas, Leon Lafreniere
From: Tim Clougherty
Date: 02/22/06
Re: Weston Fire Station

Gentlemen:

Pursuant to our meeting on 2/10/06, I engaged a structural engineer to perform an examination of the Weston Fire Tower. He, along with our Facilities Superintendent, Eric Krueger, visited the building on 2/15/06.

His observations are attached. Please let me know if I can be of further assistance.

cc/ Alderman O'Neil
Alderman Duval
Frank C. Thomas, P.E.
Kevin A. Sheppard, P.E.
Robert Mackenzie

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100 Middle Street
Manchester NH 03101

T 603-622-4575
F 603-622-4583

offices in:
Newton MA
Manchester NH
Devens MA

www.fbra.com



February 21, 2006

City of Manchester, Facilities Division
275 Clay St.
Manchester, NH 03103

Attn: Tim Clougherty, Chief Facilities Manager

Re: Weston Street Fire Station
Preliminary structural condition assessment

Dear Tim:

Eric Krueger and I visited the closed fire station at the corner of Weston and Concord Streets on February 15, 2006. We spent roughly one hour on site conducting a visual appraisal of the existing condition of the building. No exploratory demolition was conducted to reveal concealed conditions. This assessment included accessing the entire interior of the building as well as an exterior walk-around.

I noted the following issues in the course of this inspection:

- The building has been out of service since 1982. PBS reportedly maintained the roof for approximately ten years, but the building has not been maintained since approximately 1992. Active roof leaks in several areas.
- There is extensive water damage to the roof framing, the second floor (deck and framing), and the first floor (deck and framing). The basement floor shoring system is also water damaged. The first floor deck is buckled in the center vehicular bay and the adjacent storage room. Both framed floors exhibit "soft" spots in several locations.
- There is extensive damage to plaster ceilings and walls at both levels.
- The basement is very wet and humid. The basement floor is wet and there is standing water in the sump pit.
- There is extensive mold and mildew growth throughout the building.
- MEP systems all appear to be non-functioning. All ferrous components in the basement are heavily corroded (both structural and MEP)
- The first floor vehicular bays are extensively (but poorly) shored. Shoring types vary and are very irregular. Shoring was apparently required to support increasingly heavy fire apparatus loads since the building was constructed in 1902. The original vehicular bay floor framing was 2x10 @ 16" o.c.

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City of Manchester, Facilities Division
Weston Street Fire Station
Preliminary structural condition assessment

February 21, 2006
Page 2 of 2

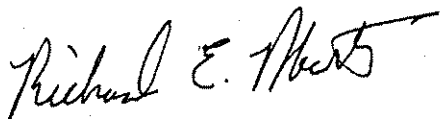
- There is evidence of rot in wood framing, sill plates and other heavy timber components of the original first floor framing and the floor shoring system.
- Unencapsulated asbestos insulation was noted in several locations
- Damage to exterior brick walls including cracked window head arches, exterior wythe separation, damage at door jambs and mortar loss.
- Interior basement brick piers: extensive mortar loss, out-of-plumb, foundations are questionable.
- The stair framing is deteriorated, as evidenced by a significant cross-slope at all levels.
- Framing is relatively light for anything but residential or light office use.
- The exterior walls may be reusable, although local reconstruction and crack repair would be required. All exterior walls would require repointing.
- The roof could not be accessed to inspect the roofing. However, the interior leaks and the condition of the gutters at the rear of the building both indicate that the roofing, the roof deck and large areas of the supporting framing are extensively damaged.

Overall, the building structure is in an advanced state of deterioration. Repair and renovation, while possible, do not appear to be an economically defensible (or practical) course of action.

Although the building is over 100 years old, it does not appear to be unique or architecturally significant. The City may wish to consult with an Architect or a historic preservation consultant in this regard.

As of this writing, I am not aware of any specific redevelopment program for the building or the site. Aside from possible reuse as a fire-fighting museum, demolition of the existing building and construction of a new building would be the most practical course of action for redevelopment of this property.

Very truly yours,
FOLEY BUHL ROBERTS & ASSOCIATES, INC.



Richard E. Roberts, P.E.
Principal

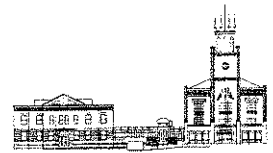


Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER


Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

Memo to: Committee on Lands & Buildings

From: Robert S. MacKenzie 

Date: March 10, 2006

Subject: Consideration of Expression of Interest-NHIA –
City Owned Bethel Court Property

The New Hampshire Institute of Art has contacted this Department (see attached) expressing an interest in the multi-family residential property family owned by the City to the east of the City Library. The Institute is seeking properties to house its growing student population and indicates the size of the Bethel Court units and their proximity to their school make this property very attractive to them.

The Committee may remember that the City acquired the Bethel Court Property for \$145,000 in 2001 in order to allow for a potential future expansion of the main City Library Building. Presently, the property is being managed for the City by the Manchester Housing and Redevelopment Authority and is housing three low/moderate income families.

Upon receipt of the expression of interest from the Institute, Staff contacted the MHRA for their response to the Institute's request and accordingly, I have attached for your review a copy of their comments. Relative to the consideration of the Institute's letter I respectfully offer the following:

- 1) Should the Committee be inclined to respond favorably to the Institute's desire to acquire the property for student housing this Department recommends that rather than selling the property the City might wish to investigate the feasibility of a long term lease. The terms of the lease could allow for a termination of the agreement upon sufficient advance notification. This would therefore not preclude the City from moving forward in the future with a Library addition should it desire to do so.
- 2) Prior to any transformation of the property into student housing the three families presently living in the property should be provided with alternative accommodations similar in nature and cost to the Bethel Court property.

- 3) In addition to a leasing fee equal to at least the existing rental income presently being received the Agreement should assign the responsibility for all maintenance, repairs and upkeep on to the Institute with no liability exposure to the City.
- 4) Revenues received from the lease payments should be used towards the retirement of the initial debt relating to the acquisition of the property, revenue beyond the annual payment required to retire that debt should be deposited into the City's Affordable Housing Trust Fund.

Attachments:

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NEW HAMPSHIRE INSTITUTE OF ART

December 19, 2005

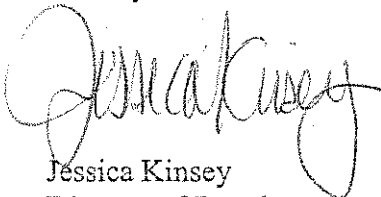
Mr. Sam Maranto
Community Improvement Program
One City Hall Plaza
Manchester, NH 03101

Dear Mr. Maranto,

It has come to the attention of the New Hampshire Institute of Art that the City of Manchester owns a property located behind the city library. The Institute would be interested in exploring a possible acquisition of the building to be used for on-campus housing of Bachelor of Fine Arts students.

Please contact me at your earliest convenience so that we may schedule a viewing of the property and discuss purchase possibilities.

Thank you.



Jessica Kinsey
Director of Development



Dick Dunfey
Executive Director

MANCHESTER
HOUSING AND REDEVELOPMENT AUTHORITY

George N. Copadis
Chair

William B. Cashin
Vice-Chair

Marie E. Donohoe
Commissioner

M. Mary Mongan
Commissioner

Fern G. Gelinas
Commissioner

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February 17, 2006

Sam Maranto
Planning and Community Development
One City Hall Plaza
Manchester, NH 03101-2097

RE: Bethel Court

Dear Sam:

This is to follow up on our conversation concerning the effect of the possible removal of 2-6 Bethel Court from the rental market. The immediate effect would be to have to relocate the three families currently in occupancy. Large apartments are difficult to locate, however, with enough time, this can be done. Another effect would be the loss of a housing resource for the City's Welfare Department. (Families placed here have been referrals from the Welfare Department.) In addition, the City would forfeit rental income from the property, as described in this letter.

Enclosed is a copy of our latest financial report on Bethel Court. At the present time, a surplus totaling \$39,057.38 exists. In addition, a replacement reserve of \$7200.00 also exists. If the building is to continue to be used as housing, we would like to see an additional \$7800.00 withheld to maintain a \$15,000.00 replacement reserve to guard against potential building system failure. Under these circumstances, a total of \$31,257.38 in revenues is available. If the past year is typical, we might expect additional rental income of \$24,000.00 to \$25,000.00 per year. We will continue to hold this revenue pending direction from the City.

Please understand that whether you decide to continue to rent the apartments at 2-4 Bethel Court or take the units off the rental market, we have been pleased to manage this property on behalf of the City of Manchester.

Please feel free to contact me if you have any questions.

Very truly yours,

MANCHESTER HOUSING AND REDEVELOPMENT AUTHORITY

Richard Lee Webster
Housing Development Manager



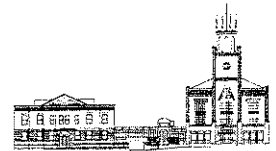


Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

March 3, 2006

Committee on Land and Buildings
Honorable Board of Mayor and Aldermen
Manchester City Hall
One City Hall Plaza
Manchester, New Hampshire 03101

Re: *Disposition of City-owned former rail ROW parcel abutting 118 Maple Street*

Dear Committee Members:

In April, 2004, the City received from Mr. Gerald Cloutier a request to purchase a small triangular-shaped 5,271 s.f. section of the former B & M Portsmouth Branch rail line which abuts his used-car business' property at the corner of Silver, Somerville and Maple Streets (see attached maps). Mr. Cloutier's stated goal in such a purchase was to resolve his used car business' on-site parking problems. Shortly thereafter, the Planning Department submitted to the Committee a May 24, 2004, letter concerning this matter. Since that time, the Board of Mayor and Aldermen (BMA) have adopted a new guidance policy regarding City-owned former rail ROW's and this present letter is being submitted in response to the requirements of that new policy.

Base on information included in the submitted application and through direct conversations with the applicant, we would like to report the following:

1. Mr. Cloutier's written application to use the former rail ROW in question fully conforms to the requirements of the BMA's rail policy with respect to submittal materials;
2. Mr. Cloutier is no longer looking to acquire fee-simple ownership of the City-owned land in question but is now seeking to acquire a license to use that land in accordance with the intent of the rail policy;
3. Mr. Cloutier agrees to abide by all provisions of the rail policy in exchange for issuance of the license except that he seeks to continue maintaining the paved portion of this parcel, seeing that such paving was installed prior to his purchase of the abutting auto sales property and that the paved portion of the parcel has been used for private parking since that time.

Disposition: Given the applicant's agreement to fully accept the provisions of the City's established rail policy and by the real commercial need by J. C.'s Auto Sales for added on-site parking, we feel that the City could reasonably issue a license to Mr. Cloutier for use of the City-owned property in question for parking purposes and to continue maintaining the existing paved portion of that property.

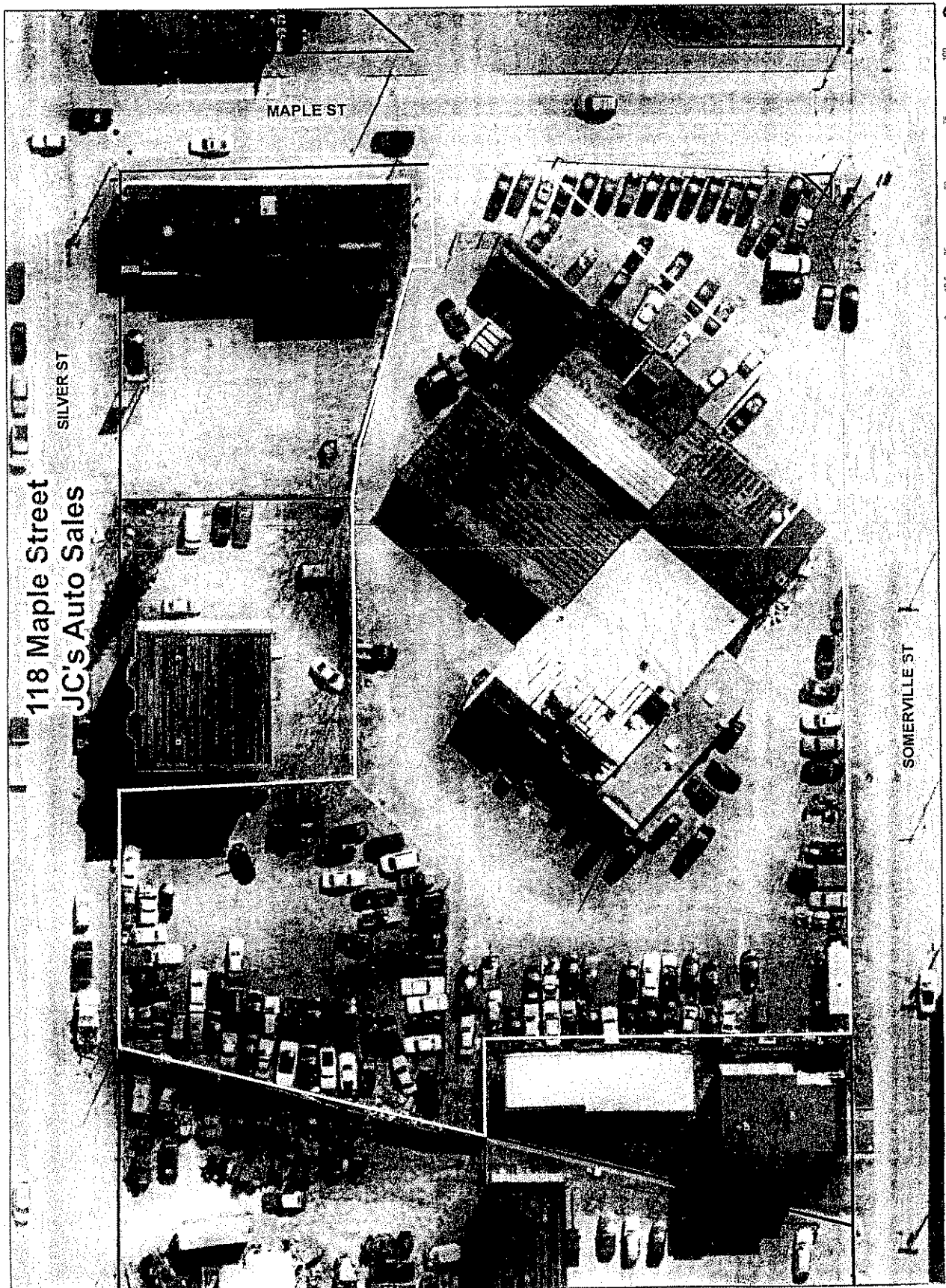
Sincerely,

Robert S. MacKenzie
Director of Planning & Community Development

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov

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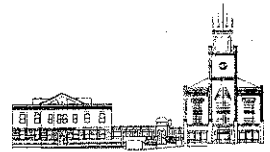
118 Maple Street - JC's Auto Sales





CITY OF MANCHESTER

Office of the City Clerk



Leo R. Bernier
City Clerk

Carol A. Johnson
Deputy City Clerk

Paula L-Kang
Deputy Clerk
Administrative Services

Matthew Normand
Deputy Clerk
Licensing & Facilities

Patricia Piecuch
Deputy Clerk
Financial Administration

October 28, 2005

Gerald P. Cloutier
JC's Auto Sales
118 Maple Street
Manchester, NH 03103

Dear Mr. Cloutier:

I am in receipt of your application for private sector use of the former Portsmouth Branch Rail Right-of-Way Line. According to the policy adopted by the Board of Mayor and Aldermen, it appears that your application is incomplete and, therefore, cannot be processed at this time.

Enclosed please find a copy of a memo from David Beauchesne of the Planning Department regarding the information that is missing. Please forward the missing information to the City Clerk's Office at your earliest convenience so that we may send it to the appropriate departments for processing.

If you have any questions, please feel free to call me at 624-6455.

Sincerely,

Carol A. Johnson
Deputy City Clerk

Enclosure



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City of Manchester Planning and Community Development
One City Hall Plaza
Manchester, New Hampshire 03101
603-624-6450
Fax (603-624-6529)

DB-GRAM

To: Lisa Thibault, City Clerk's Office

From: David Beauchesne, Urban Planner *DB*

Date: October 26, 2005

Re: *Planning Department review of G. Cloutier (JC's Auto Sales) application to gain private use of a portion of the former Portsmouth Branch Rail ROW Line*

We have received the above referenced application form and materials forwarded to us under your October 20, 2005, cover memo and offer the following remarks:

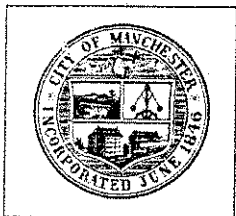
1. The applicant has apparently failed to provide information required by Application Form items #9 and 11(b).

Item #9 is a minor matter but failure to submit item 11(b) represents a more substantive issue. Under 11(b), the applicant is required to submit an appropriately sized boundary map produced and signed by a surveyor which would show pertinent site details.

It therefore appears that the submitted application is INCOMPLETE with respect to these two items.

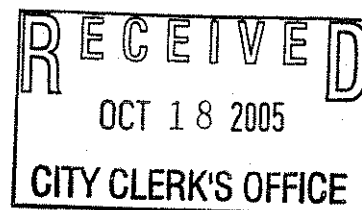
2. The review process established under the BMA's written Rail Policy and detailed at item 14 of the Application Form envisions that departmental reviews take place only after a completed application form is submitted by an applicant. The presumption is that no review should take place in the absence of information upon which that review would be based.

With this in mind, the Planning Department is unable to carry out its required application review at this time. We would be glad to do so after receiving from your Office a completed application submitted by the applicant.



Private Sector Use of
Former Portsmouth Branch Rail Right-of-Way Line

Application Form



TO BE COMPLETED BY APPLICANT

1. Application submission date: 10/18/05
2. Name(s) of abutting applicant property owner(s):
 1. Gerald P Cloutier
 2. _____
3. Street address of abutting applicant property: Maple and Somerville St
4. Mailing address of abutting applicant property owner: JC's auto Sale 118 Maple St Manchester NH 03103
5. Telephone number & e-mail address where applicant abutting property owner can be reached: 603 645 6160
6. Applicant (if other than abutting property owner): None
7. Mailing address of applicant (if other than than abutting property owner): _____
8. Telephone number & e-mail address where applicant (if other than abutting property owner can be reached: _____
9. Tax map & lot number of abutting applicant property: _____
10. List of specific uses planned for corridor: for parking
11. Required application materials.
 - (a) Application Form
 - (b) Boundary plan of the entire affected area prepared and signed by a licensed land surveyor. Plan shall show, at minimum, the boundaries of the affected portion of the former rail corridor, the location of the applicant's abutting property, and existing and proposed site conditions.
 - (c) Statement of policy acceptance (see item #12).
12. Statement of Policy Acceptance. *I hereby certify that the above information is correct; that I have submitted herewith all of the pertinent required documentation; that I have read and am familiar with the "City of Manchester Policy Regarding Private Sector Use of the Former Portsmouth Branch Railroad Line Right-of-Way"; and that, if granted a revocable license to use City-owned rail corridor land, will fulfill the provisions of that Policy.*
 - Owner's Signature: 1. Gerald P Cloutier
 2. _____
 - Date of owner signature: 10/18/05
 - Agent's Signature: _____
 - Date of agent signature: _____

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CITY USE ONLY

13. Materials submitted:

- ☐ Completed application form including signed and dated "Statement of Policy Acceptance".
- ☐ Boundary plan of the entire affected area prepared and signed by a licensed land surveyor. Plan shall show, at minimum, the boundaries of the affected portion of the former rail corridor, the location of the applicant's abutting property, and existing and proposed site conditions.

14. Application Review process checklist:

- ☒ Step one: Receipt by City Clerk's Office of completed application from interested property owner or property owner agent.
- ☒ Step two: Planning & Community Development Department application review report to City Clerk's Office and
☒ Parks, Recreation & Cemeteries Department application review report to City Clerk's Office.
- ☐ Step Three: Consideration of application by Committee on Lands and Buildings.
- ☐ Step Four: Consideration of application by Board of Mayor and Aldermen (if needed).

- PLEASE NOTE: If this application is approved, the applicant shall be required to provide insurance and an indemnity agreement as well as such other restrictions and requirements as the City may see fit to require.



CITY OF MANCHESTER
Parks, Recreation & Cemetery Department

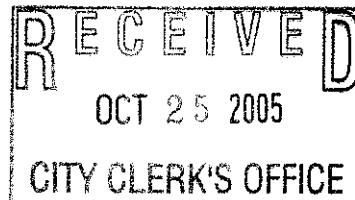
625 Mammoth Road
Manchester, NH 03104-5491
(603) 624-6565 Administrative Office
(603) 624-6514 Cemetery Division
(603) 624-6569 Fax

COMMISSION

Stephen Johnson, Chairman
Sandra Lambert, Clerk
George "Butch" Joseph
Michael Worsley
Dennis Smith
Ronald Ludwig, Director

October 24, 2005

Committee on Lands and Buildings
C/O Mr. Leo Bernier, City Clerk
One City Hall Plaza
Manchester, NH 03101



Re: Application for use of Former Portsmouth Branch Rail ROW Line

Dear Committee Members,

Our Department has been asked to offer comment relative to an application for private use of the former Portsmouth Branch Rail ROW Line. The applicant Mr. Gerald P. Cloutier, DBA, JC's Auto Sales, 118 Maple ST. Manchester, NH, has made application for use of this property. The property appears to be located on the corner of Maple ST and Somerville ST.

The Parks, Recreation and Cemetery Department has no issue with the request provided it complies with all stipulations spelled out the recently adopted policy for use of Railroad Corridor property as adopted by the Board of Mayor and Alderman.

Sincerely,

Ronald E. Ludwig
Director

Cc: Robert McKenzie, Planning Director

City of Manchester, NH

NH

Geographic Information System

GIS Map Print

My Map

Subject Property Data

Last Updated Jul 13, 2005
 GIS_ID 361-1
 Parcel ID 361-1
 Owner CLOUTIER, GERALD P
 Location 118 MAPLE ST
 Account # 25088864
 Co-Owner
 Owner Addr. 118 MAPLE ST
 Owner City MANCHESTER, NH 03103
 Total Land Area 1.493664
 Land Value 123600
 Building Value 232900
 Total Value 356500
 Land Use AUTO REPR

Disclaimer

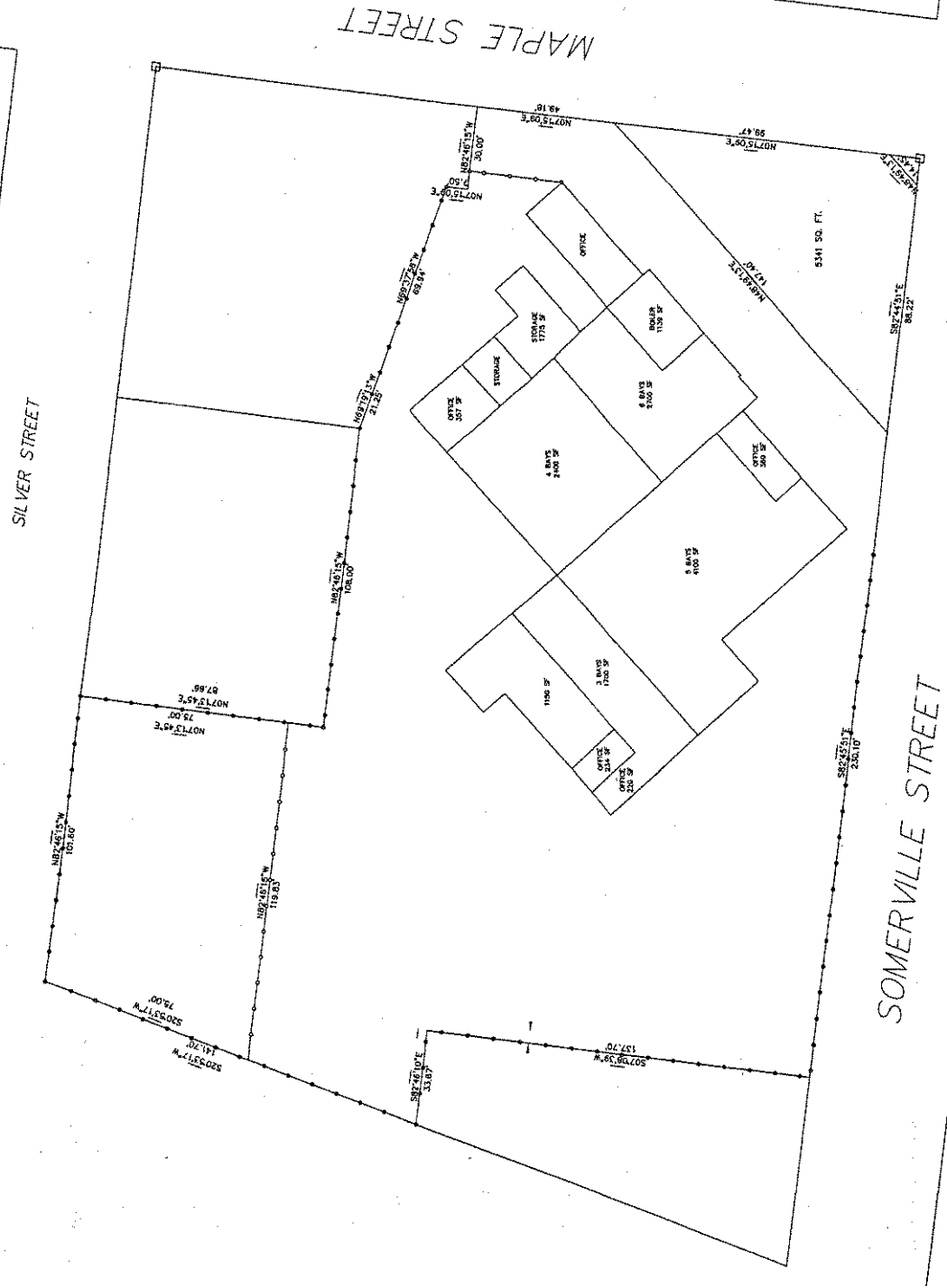
The City of Manchester makes no warranty as to the accuracy, reliability, or completeness of the information and is not responsible for any errors or omissions or for results obtained from the use of the information



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DRAWN BY	N/A	DATE	03-27-2005
SCALE	1"=40'	CUSTOMER NO.	163-1
SHEET	163-1	SHEET	1 OF 1



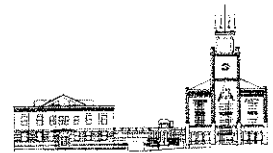


CITY OF MANCHESTER

Planning and Community Development

Robert S. MacKenzie, AICP
Director

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

March 3, 2006

Committee on Land and Buildings
Honorable Board of Mayor and Aldermen
Manchester City Hall
One City Hall Plaza
Manchester, New Hampshire 03101

Re: *Disposition of City-owned former rail ROW parcel abutting 399 Silver Street*

Dear Committee Members:

The City has received an application from the Disabled American Veterans organization seeking to obtain a license, under the recently adopted rail policy, to use a 0.33 acre portion of the former Portsmouth Branch rail line which abuts their 399 Silver Street property. Their stated goal for obtaining this license is to obtain needed space for their overflow parking needs.

Based on information included in the submitted application we would like to report the following:

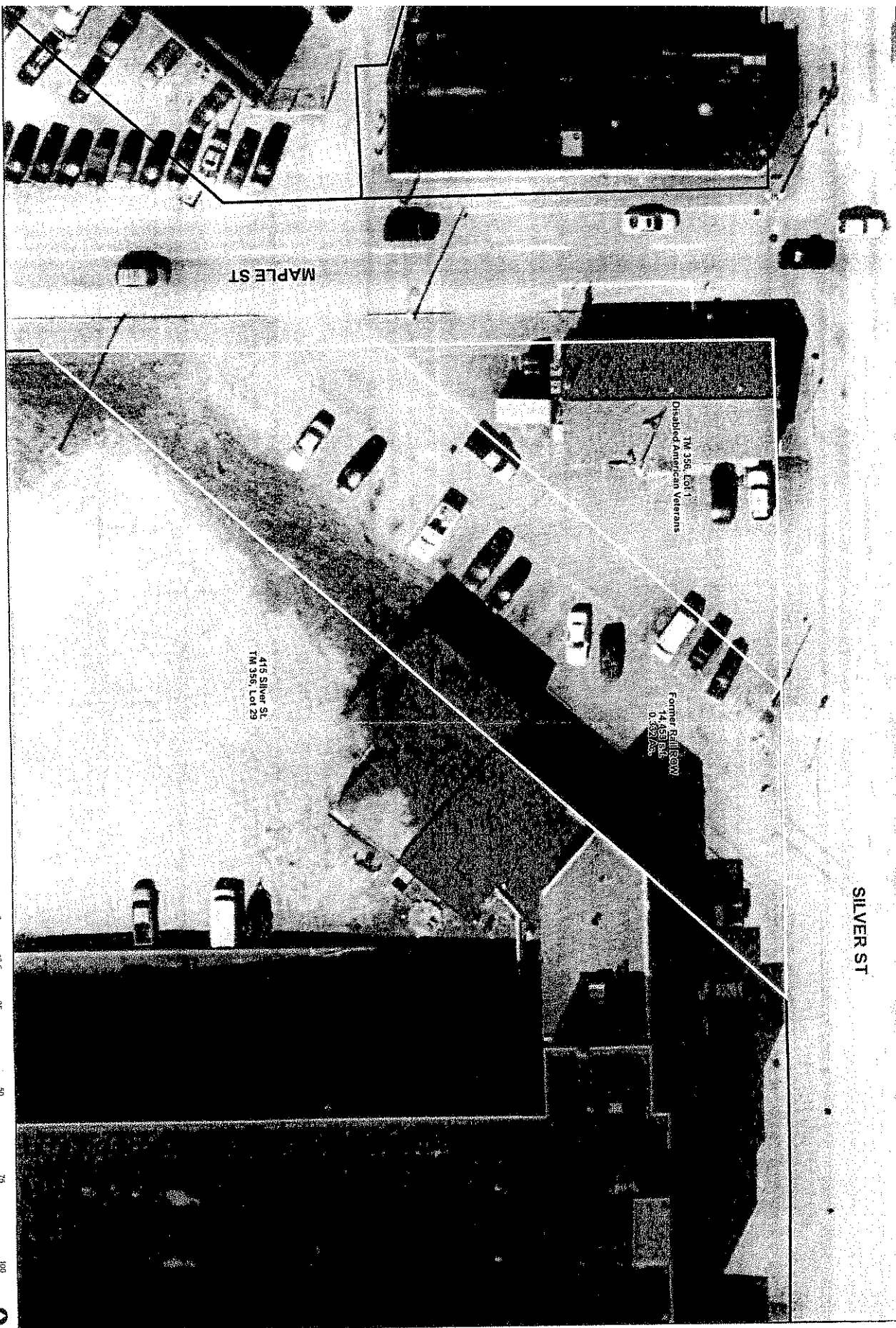
1. A significant portion of the City land in question has been previously paved and striped for private parking by the applicant organization;
2. There is a long-standing building encroachment within the former rail ROW by the abutting commercial warehouse property situated on the opposite side of the rail ROW from the applicant (see attached maps);
3. The written application to use the former rail ROW in question fully conforms to the requirements of the BMA's rail policy with respect to submittal materials; and
4. The applicant agrees to abide by all provisions of the rail policy in exchange for issuance of the requested license with a single exception – that they would seek to continue maintenance of the paved portion of the City-owned parcel in question, seeing that such paving is already in place and is currently being used for private parking.

Disposition: Given the applicant's need to supplement their insufficient existing on-site parking needs with added off-street parking, and in view of their full acceptance of the provisions of the City's established rail policy (except as it may be altered as in item 4, above), we feel that the City could reasonably issue a license to the applicant for use of the requested property for parking purposes and that such license allow the applicant to continue maintaining the existing paved portion of that property.

Sincerely,

Robert S. MacKenzie
Director of Planning & Community Development

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov



399 Silver Street - Disabled American Veterans



Private Sector Use of
Former Portsmouth Branch Rail Right-of-Way Line

RECEIVED
MANCHESTER CITY CLERK
Application Form

'05 DEC 14 P1:55

TO BE COMPLETED BY APPLICANT

Application submission date: December 14, 2005

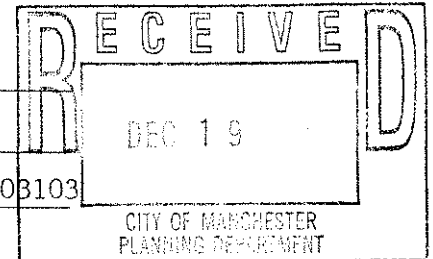
Name(s) of abutting applicant property owner(s)

1. Disabled American Veterans

2. _____

Street address of abutting applicant property:

399 Silver St, Manchester, NH 03103



Mailing address of abutting applicant property owner:

399 Silver St., Manchester, NH 03103

Telephone number & e-mail address where applicant abutting property owner can be reached:

623-9495 Attn: Edward Lastowski

Applicant (if other than abutting property owner):

Donald E. Duval dba/Duval Survey Inc

Mailing address of applicant (if other than than abutting property owner):

14 Dartmouth St

Hooksett NH 03106-1703

Telephone number & e-mail address where applicant (if other than abutting property owner) can be reached:

668-2125 DSI1986-comcast.net

Tax map & lot number of abutting applicant property:

356/1

List of specific uses planned for corridor:

Parking Lot (existing)

Required application materials.

- Application Form
- Boundary plan of the entire affected area prepared and signed by a licensed land surveyor. Plan shall show, at minimum, the boundaries of the affected portion of the former rail corridor, the location of the applicant's abutting property, and existing and proposed site conditions.
- Statement of policy acceptance (see item #12).

Statement of Policy Acceptance. *I hereby certify that the above information is correct; that I have submitted herewith all of the pertinent required documentation; that I have read and am familiar with the "City of Manchester Policy Regarding Private Sector Use of the Former Portsmouth Branch Railroad Line Right-of-Way"; and that, if granted a revocable license to use City-owned rail corridor land, will fulfill the provisions of that Policy.*

Owner's
Signature:

1. Edd Lastowski, Comdr.
2. _____

Date of owner signature: 12-14-05

Agent's
Signature:

Date of agent signature: _____

6

CITY USE ONLY

3. Materials submitted:

- ☒ Completed application form including signed and dated "Statement of Policy Acceptance".
- ☒ Boundary plan of the entire affected area prepared and signed by a licensed land surveyor. Plan shall show, at minimum, the boundaries of the affected portion of the former rail corridor, the location of the applicant's abutting property, and existing and proposed site conditions.

4. Application Review process checklist:

- ☒ Step one: Receipt by City Clerk's Office of completed application from interested property owner or property owner agent.
- ☐ Step two: Planning & Community Development Department application review report to City Clerk's Office and
- ☐ Parks, Recreation & Cemeteries Department application review report to City Clerk's Office.
- ☐ Step Three: Consideration of application by Committee on Lands and Buildings.
- ☐ Step Four: Consideration of application by Board of Mayor and Aldermen (if needed).

- PLEASE NOTE: If this application is approved, the applicant shall be required to provide insurance and an indemnity agreement as well as such other restrictions and requirements as the City may see fit to require.

4/18/05 - Tabled /
8/29/05 - "
11/21/05 - "
2/21/06 - "

Alfano, Baroff & Kasten

Professional Association

Attorneys

10 Commerce Park North ■ Suite 13B ■ Bedford ■ New Hampshire 03110

Phone: 603.647.4200 ■ Fax: 603.647.4664

Michael J. Kasten, Esq.

Direct Dial: 603.668.9330

mkasten@alfanobaroff.com

February 11, 2005

Board of Mayor and Alderman
Attn. Committee on Lands and Buildings
One City Hall Plaza
Manchester, N.H. 03101

City of Manchester
Office of City Clerk
Attn. Tom Arnold, Esq.
One City Hall Plaza
Manchester, N.H. 03101

Re: Boundary Line Agreement Lot #37, Tax Map #506, West Shore Avenue,
Manchester, N.H.

Dear Committee on Lands and Buildings and Tom,

I represent Steve and Anna Sacco, the owners of the above-referenced lot which abuts City owned property at the intersection of West Shore Avenue and Bodwell Road abutting Crystal Lake. The Saccos recently completed a survey of the property revealing an discrepancy in the boundary line between the Sacco's lot and the City's lot.

The Saccos and their engineer, Joseph Wichert, have met with Mr. Miccio of the Highway Department to discuss the boundary line issue and arrive at a plan.

Based on these discussions, we are proposing entering into a Boundary Line Agreement to place the boundary line at the location set forth on the attached plan.

I have enclosed the following materials:

- a. A Plan showing the area of discrepancy and the proposed Boundary Line.
- b. A proposed Boundary Line Agreement to be recorded in the Hillsborough County Registry of Deeds.

On behalf of the Saccos, I would greatly appreciate if the Committee could put this on its agenda at the next regularly scheduled meeting and inform us, through Tom Arnold, of your recommendation and decision.

7

Should you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "Michael Kasten".

Michael Kasten, Esq.

cc. Steve and Anna Sacco
Joseph Wichert, L.L.S.

BOUNDARY LINE AGREEMENT

THIS BOUNDARY LINE AGREEMENT is made as of this ____ day of _____, 2005 by and between Stephen Sacco and Anna Sacco as owner of Tax Map 506 Lot 37 (as defined below) ("Lot 37 Owner"), and The City of Manchester as owner of Tax Map 815 Lot 2 (as defined below) ("Lot 2 Owner").

RECITALS

Whereas, the Owner of Lot 37 and the Owner of Lot 2 own adjoining land in the City of Manchester, Hillsborough County, New Hampshire;

Whereas, Lot 37 Owner acquired title to Lot 37 by virtue of a deed recorded in Book 5176, Page 1674 in the Hillsborough County Registry of Deeds (the "Registry");

Whereas, Lot 2 Owner acquired title to Lot 2 by virtue of a deed from recorded in Book 1017, Page 40 in the Registry;

Whereas, the boundary line between Lot 37 and Lot 2 is in dispute and cannot be located by reference to the data in the relevant deeds or on the ground by reason of the loss or obliteration of the monuments and boundaries named therein; and

Whereas, The Survey prepared by Joseph M. Wichert, LLS described herein, locates numerous bounds set in the area and although there are plans of the property on record, the existence of numerous bounds and the lack of detail on the prior plans results in the boundary line being in dispute; and

Whereas, Lot 37 Owner and Lot 2 Owner desire to settle the dispute and establish the precise boundary line in the manner provided in New Hampshire RSA 472.

7

NOW THEREFORE, the Owner and Lot 37 and the Owner of Lot 2 agree as follows:

1. The Easterly boundary of lot 37 where it abuts lot 2 shall be and run as follows: Beginning at point on the easterly line of West Shore Avenue thence running S 18°23'56"E a distance of 41.26 feet to a point; thence S 10°33'25 E a distance of 95.00 feet to an iron rod; thence turning and running S 52°27'38 W a distance of 62.83 feet to a point; thence turning and running S , as shown on Plan of land entitled _____ dated _____ and recorded as Plan # _____ in the Hillsborough County Registry of Deeds.
2. The Owner of Lot 37 and the Owner of Lot 2 shall cause the Surveyor to place suitable and permanent monuments at each end and at each angle of the boundary so agreed upon and as shown on the Boundary Plan.
3. This Agreement shall constitute a full and final agreement and settlement of the dispute regarding the boundary line between Lot 37 and Lot 2.
4. The City of Manchester grants to Stephen and Ann Sacco, with quitclaim covenants, all property on the westerly side of the above described line.
5. Stephen and Ann Sacco grant to the City of Manchester, with quitclaim covenants, all property on the easterly side of the above described line.

WITNESS our signatures this _____ day of _____, 2005.

Witness

Stephen Sacco

Witness

Ann Sacco

STATE OF NEW HAMPSHIRE
COUNTY OF _____

On this _____ day of _____, 2005, then personally appeared before me the above-named Stephen Sacco and Ann Sacco, and acknowledged the foregoing to be their free act and deed.

Notary Public:
My Commission Expires:

City of Manchester

Witness

By: _____

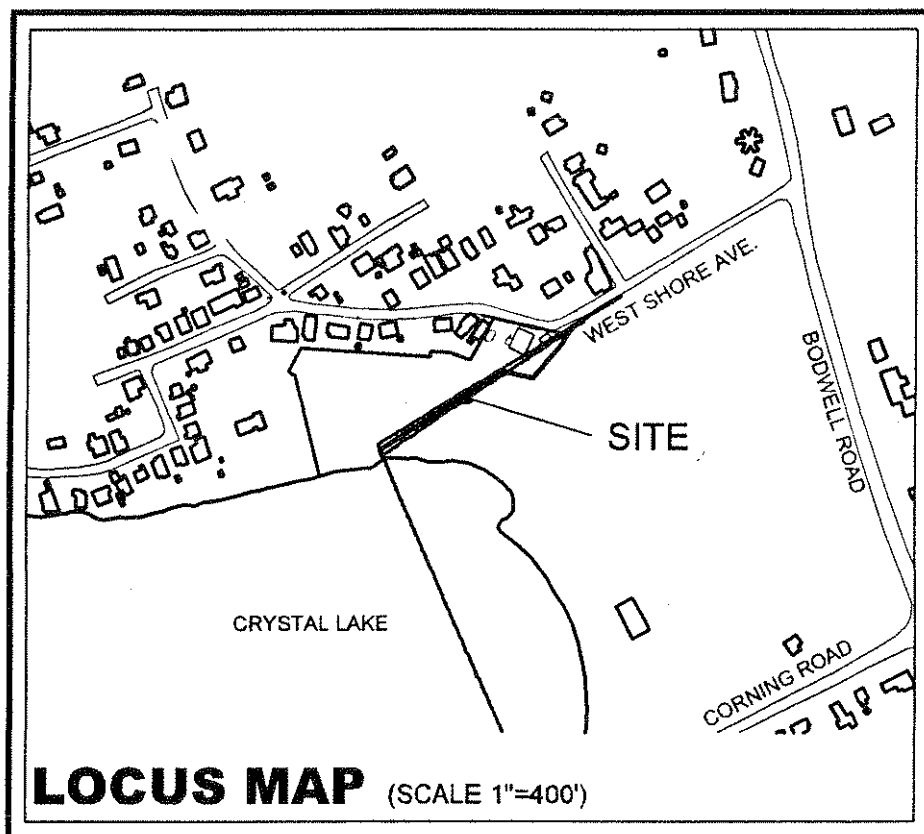
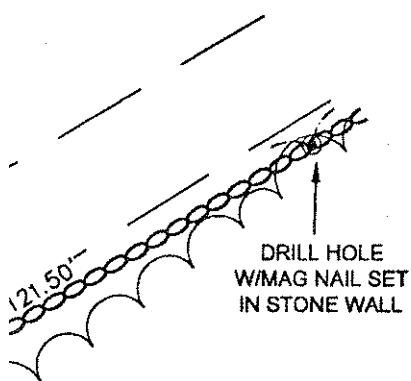
STATE OF NEW HAMPSHIRE
COUNTY OF _____

On this _____ day of _____, 2005, then personally appeared before me
the above-named _____, duly authorized _____ and
acknowledged the foregoing to be of his free act and deed on behalf of the City of
Manchester.

Notary Public:

My Commission Expires:

7



NOTES:

- 1.) THE SUBJECT PARCELS ARE LOT# 37 ON THE CITY OF MANCHESTER TAX MAP #506, OWNERS OF RECORD ARE STEPHEN AND ANNA SACCO OF 100 WEST SHORE AVENUE, MANCHESTER, NH 03109. V.5176 P.1674, AND LOT #2 ON THE CITY OF MANCHESTER TAX MAP #815, OWNER OF RECORD IS THE CITY OF MANCHESTER, ONE CITY HALL PLAZA, MANCHESTER, NH, 03101, V.1017 P.40.
- 2.) THE SUBJECT PARCEL IS ZONED R-1B. MINIMUM LOT SIZE IS 7,500 SQ. FT. MINIMUM LOT FRONTAGE = 75'. SETBACKS ARE AS FOLLOWS: FRONT = 20', SIDE = 10' AND REAR = 30'.
- 3.) THE INTENT OF THIS PLAN IS TO SHOW THE AGREED COMMON BOUNDARY LINE BETWEEN THE SUBJECT PARCELS.
- 4.) THE BEARINGS AND COORDINATE SYSTEM SHOWN ARE TIED INTO THE CITY OF MANCHESTER GIS SYSTEM USING GPS OBSERVATIONS.
- 5.) THE BOUNDARY LINES SHOWN ARE BASED ON AN ACTUAL FIELD SURVEY OF THE SUBJECT PARCEL IN APRIL - OCTOBER OF 2003. I, JOSEPH M. WICHERT, NHLS #783 CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.



(8) 11/13/04 Highway to
here with Mr. Neilson
I come back to
Committee of a later
date on policy

CITY OF MANCHESTER
Office of the City Clerk



Leo R. Bernier
City Clerk

Carol A. Johnson
Deputy City Clerk

Paula L-Kang
Deputy Clerk
Administrative Services

Matthew Normand
Deputy Clerk
Licensing & Facilities

Patricia Piecuch
Deputy Clerk
Financial Administration

Memo To: Kevin Sheppard, Deputy Director Public Works
Ronald Johnson, Deputy Director Parks, Recreation & Cemetery
Bob MacKenzie, Planning Director

From: Valerie E. Fysh *VEF*
Administrative Assistant

Date: September 3, 2004

Re: Request from Committee on Lands & Buildings

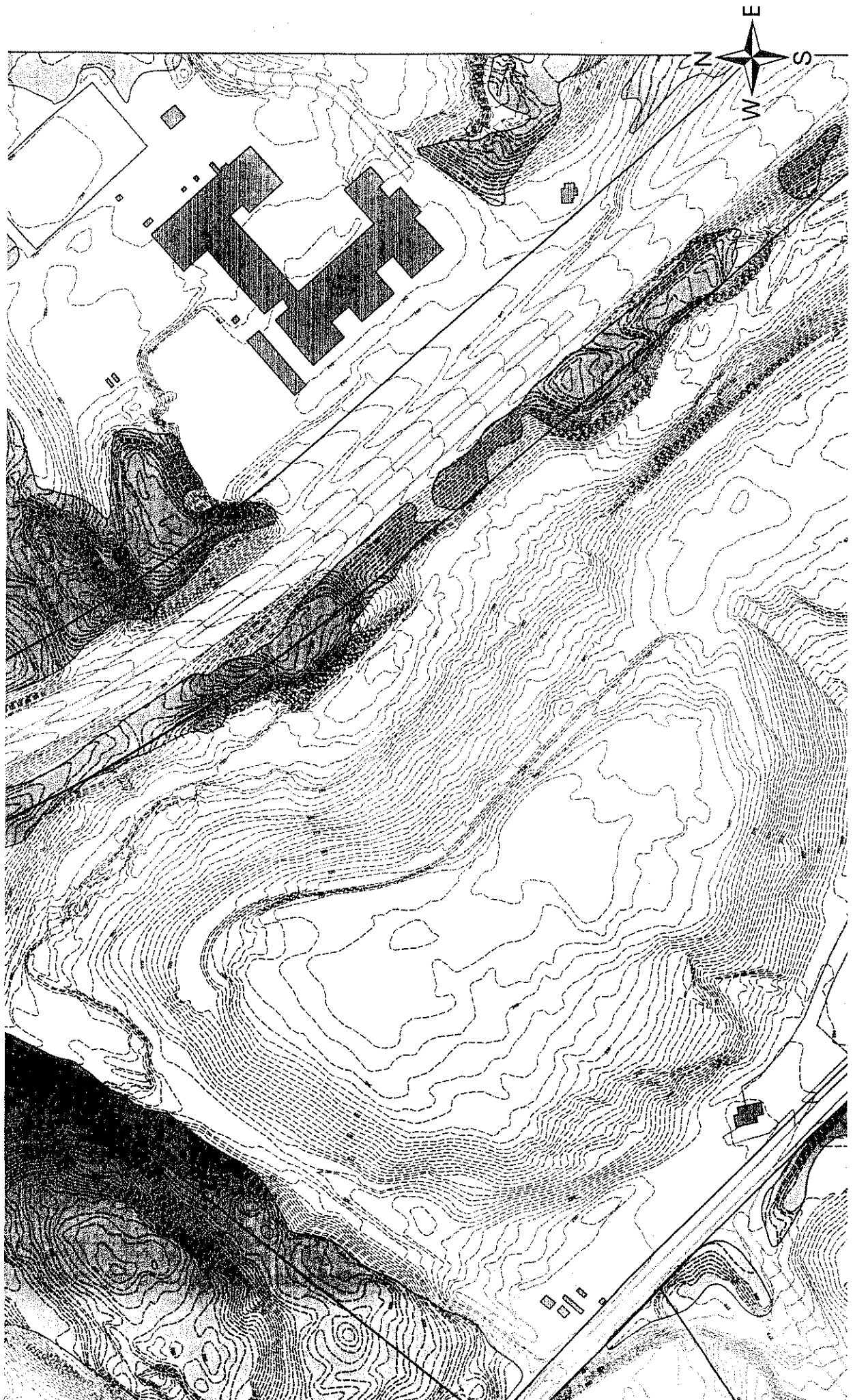
On July 27, 2004 the Committee requested that heads of any departments that could have input into the site selection for a dog park meet, in conjunction with the animal shelter, to determine the best and most feasible economic site within the city. At the meeting the committee discussed three sites, the landfill on Dunbarton Road, Straw Road, and West Mitchell Street.

The Committee had asked that the information be forwarded to them prior to their next meeting, however, that date is unknown at this time. We will notify you once the date has been determined.

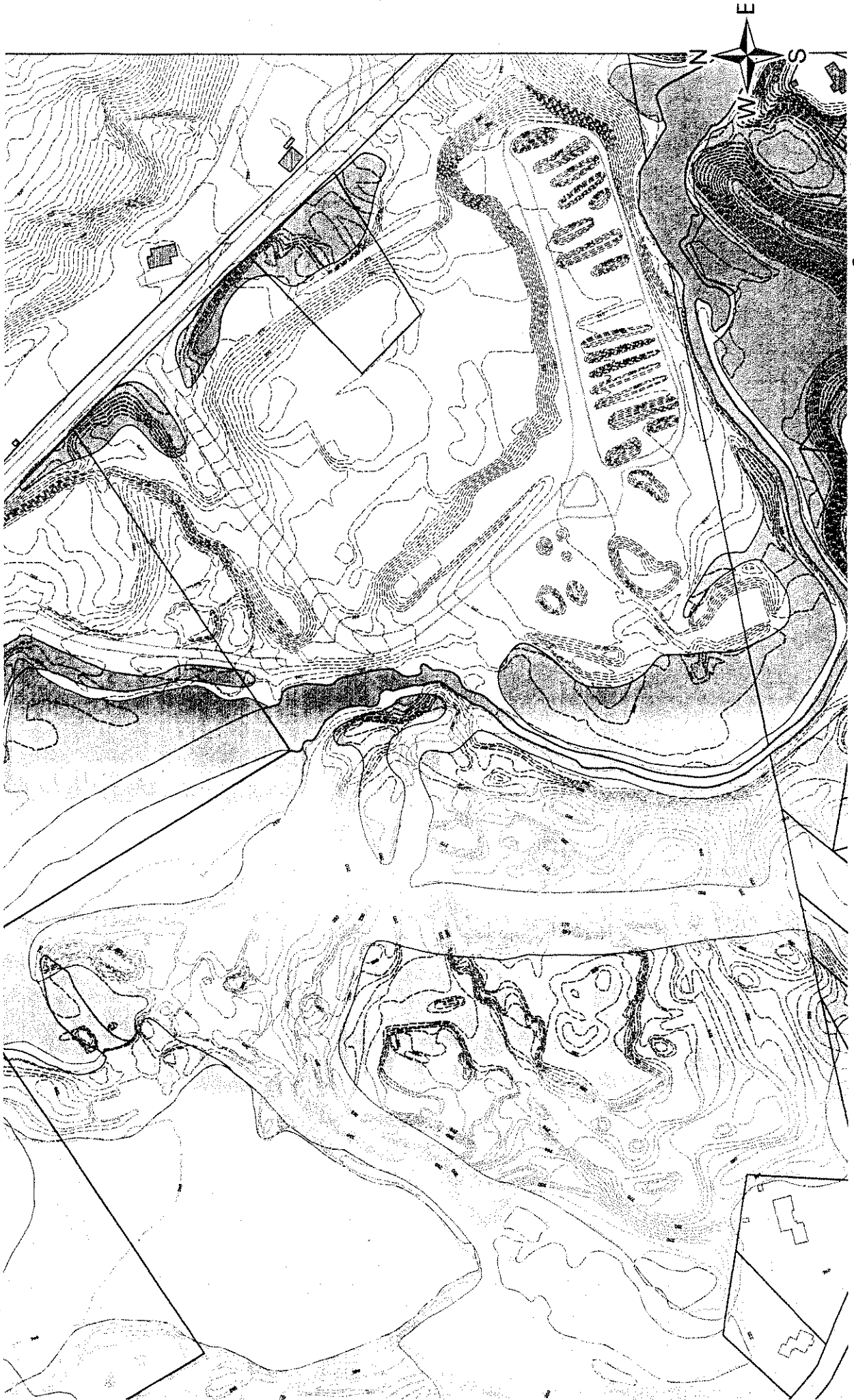
I have enclosed a copy of the minutes as well as copies of three site maps from the meeting for your reference. Please contact me should you have any questions.

pc: Frank Thomas

8



Landfill Site



Stew Road Site

8

8



West Mitchell St. Site



City of Manchester
Parks, Recreation & Cemetery Department

Inter-Office Correspondence

Memo to: Mr. Leo Bernier, City Clerk

From: Ron Ludwig *RL*

Date: September 7, 2004

Re: Request for Information Dog Park
West Mitchell/Pine Grove Cemetery

Attached is the information requested from the Committee on Lands and Buildings at their July 27, 2004 meeting. According to the memo from the Clerks Office no date has been set for this meeting at this point. Could you kindly include our response to the Request for Information on the next agenda? Thank You.



CITY OF MANCHESTER
Parks, Recreation & Cemetery Department

625 Mammoth Road
Manchester, NH 03104-5491
(603) 624-6565 Administrative Office
(603) 624-6514 Cemetery Division
(603) 624-6569 Fax

COMMISSION

George "Butch" Joseph, Chairman
Steve Johnson, Clerk
Michael Worsley
Dennis Smith
Sandra Lambert
Ronald Ludwig, Director

September 7, 2004

Committee on Lands and Buildings
Alderman Henry Thibault, Chairman
One City Hall Plaza
Manchester, NH 03101

Re: Request for Information
Property off West Mitchell St./Pine Grove Cemetery
Possible Dog Park

Dear Committee Members,

The Department has been asked to respond to a request to possibly locate a Dog Park off West Mitchell ST behind the Brown and Mitchell Softball Field in the Pine Grove Cemetery. After speaking with the Cemetery Supervisor, Mr. Gerry Coulter, and other members of our staff we have determined that this site would not be an appropriate location. Even though it appears that a large amount of space exists in this area it is still in close proximity to Cemetery lots and graves that have already been sold. Also in the opinion of those who have years of experience at the Cemetery, a Dog Park would not be a good fit when the services are being conducted in this general location.

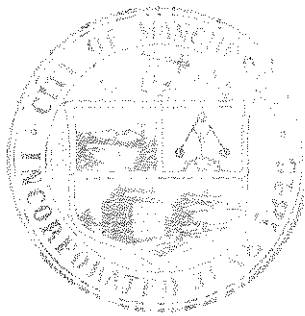
As also requested, I will continue to keep an eye open for other sites that may be a better fit for this type of facility.

Should the Committee have additional questions I would be more than happy to respond.

Sincerely,

Ronald E. Ludwig
Director

MANC
SEP-8 2 2 00



**City of Manchester
Department of Highways**

227 Maple Street
Manchester, New Hampshire 03103-5596
(603) 624-6444 Fax # (603) 624-6487

Commission

Edward J. Beleski
- Chairman
Henry R. Bourgeois
William F. Kelley
Michael W. Lowry
William A. Varkas

Frank C. Thomas, P.E.
Public Works Director

Kevin A. Sheppard, P.E.
Deputy Public Works Director

September 9, 2004

Land and Buildings Committee of the
Honorable Board of Mayor and Aldermen
CITY OF MANCHESTER
One City Hall Plaza,
Manchester, New Hampshire 03101

Re: Dog Park Site

Dear Committee Members:

I am writing in response to the Committee's request for input into the site selection for a dog park. Two of the sites warrant our comment:

- The *first* site is located off of Straw Road. We would not recommend this site for several reasons, including the site is utilized for material storage, the site does have areas of wetland and the access to the site is not desirable. Due to the limited storage capacity at our Dunbarton Road site, we will need to continue storing material at this location.
- The *second* site is the landfill and/or the small area of land to the west of the existing Animal Shelter. These areas would be acceptable subject to the areas being fenced and having a controlled access.

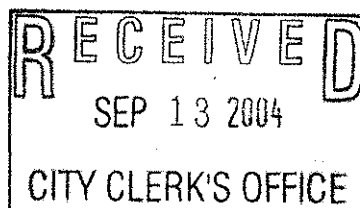
Although the park may potentially be located on land of the Highway Department, it is our assumption that all maintenance of the area will be done by a private group. I will be available should you have any questions pertaining to this matter.

Sincerely,

Kevin A. Sheppard, P.E.
Deputy Public Works Director

/cd

cc: Frank C. Thomas, P.E.
Alderman Betsi DeVries



8



Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

November 10, 2004

Lands & Buildings Committee
Honorable Board of Mayor and Aldermen
City Hall
One City Hall Plaza
Manchester, New Hampshire 03101

re: Dog Park

Honorable Committee Members:

This is in regards to the search for a suitable location for a dog park. Of the sites that have been mentioned, it would be our opinion that the landfill area would be the most suitable location.

If you have any questions, I will be available at your next meeting.

Sincerely,

Robert S. MacKenzie, AICP
Director of Planning

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 FAX: (603) 624-6529
E-mail: planning@ci.manchester.nh.us
www.ci.manchester.nh.us

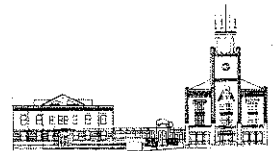


Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

March 13, 2006

Lands and Buildings Committee
City Hall
Manchester, NH 03101

Re: *Blacksmith Shop on Second Street*

Honorable Committee Members:

Several months ago, the Committee reviewed a request by For Manchester to purchase the Blacksmith Shop on Bass Island using City controlled funds. As part of that proposal, Families In Transition was to look at developing the property for housing. Ultimately, that proposal did not proceed – primarily to the difficulty of developing housing in a floodway.

Although that proposal did not proceed, we believe that the parcel should be acquired for public use and would recommend that the City authorize acquisition for park purposes under the jurisdiction of the Parks, Recreation and Cemetery Department. The reasons for this to be park include: it provides frontage on the Piscataquog River; it is across the Street from and would be part of Bass Island Park; it is in a regulatory floodway and a park is the ideal use within such an area; and it would provide additional park space for the neighborhood.

It is believed that the purchase price is approximately \$200,000. Funding for the acquisition would come from: \$100,000 from the SEPP Funds and \$100,000 from Reimbursement from NH DOT which was originally SEPP funds.

We are therefore requesting that the Board authorize the Parks, Recreation and Cemetery Department proceed with acquisition of the property.

Sincerely,

Robert S. MacKenzie
Director of Planning and Community Development

C: Mayor Frank Guinta
Thomas Clark, Esq.
Ron Ludwig
Thomas Seigel

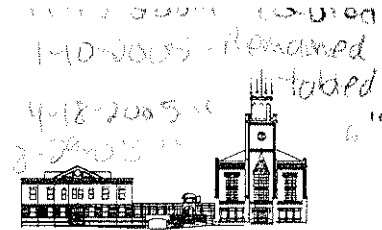


Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

11/12/05- " "
2/12/06- " "

November 8, 2004

Lands and Buildings Committee
City Hall
Manchester, NH 03101

Re: *Blacksmith Shop on Second Street*

Honorable Committee Members:

A For Manchester group has been interested in acquiring the Blacksmith Shop on Second Street for preservation. It has requested funding for this acquisition from the SEPP (Supplemental Environmental Protection Program) which is funded from sewer use fees. The acquisition cost would be between \$250,000 and \$300,000.

In my opinion, the property is worth considering for acquisition. It is located on Bass Island, which is in a "Regulatory Floodway", it is a historic building and it is located across from a City park – Bass Island Park. There are, however, three issues which would have to be resolved.

- 1) *Eligibility for SEPP Funding.* One of the main purposes of the SEPP agreement was for land conservation. It should be determined whether this parcel – which contains a building – would be consistent with the SEPP program. The SEPP Committee would make this determination (this committee also includes representatives of the EPA and State DES, the City's two partners in the overall CSO/SEPP agreement)
- 2) *Funding Amount.* The SEPP committee has committed \$100,000 for land protection on Bass Island. The committee in conjunction with the City's EPD would have to determine whether there are adequate funds to cover the cost of acquisition.
- 3) *Ownership entity.* There should be a review of the proper ownership of the property. This would include a determination of an adequate maintenance plan with budget and proper use plan. This would be consistent with the ownership and management of the Hackett Hill preserve which was acquired with SEPP funds.

I am seeking the Board's concurrence with this approach.

Sincerely,

Robert S. MacKenzie
Director of Planning

C: Mayor Robert A. Baines
Thomas Clark, Esq.
Thomas Seigel
Jane Beaulieu

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 FAX: (603) 624-6529
E-mail: planning@ci.manchester.nh.us
www.ci.manchester.nh.us



Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to
Planning Board
Zoning Board of Adjustment
Heritage Commission
Milliard Design Review Committee

October 10, 2002

To Whom It May Concern:

This is regarding the application for funding under the LCHIP program for Bass Island. This island rests strategically at the confluence of the Piscataquog and Merrimack Rivers and is significant historically, as a natural resource and as an urban green space within a highly urbanized area.

The island is a historic location from both the time of the native american indians to the urban development of the City. The blacksmith shop is a surprising remnant of a past economy. The island is also located within a regulatory floodway and if returned primarily to a natural state will help prevent downstream flooding. As a green space it expands upon the existing Bass Island Park across the street and provides access to both branches of the Piscataquog River and has relatively short distance to the Merrimack River.

The site is recommended for park expansion in the City's "Riverfront Development Plan" completed in 1999 and is recognized in the recently released "Gateway Corridor and Civic Center Area" Plan.

This letter is to provide our department's strong support for the application.

Sincerely,

Robert S. MacKenzie, AICP
Director of Planning & Community Development

Preservation

Not An Option.....A Responsibility.

Civic Engagement: Create full opportunity for citizens, businesses, and communities to participate in and influence the natural resource, environmental and economic decisions that affect them.

Source: President's Council on Sustainable Development

Bass Island Preservation and Restoration Project

Purpose :

To preserve the land at the mouth of the Piscataquog River, a designated protected river.

Place a conservation easement on the land, create more public greenspace and access to the Merrimack River. Reduce city impervious surface.

To restore the blacksmith shop and create an enterprise that will be self sustaining, such as kayak and bike rentals, service and sales. This enterprise will also work to establish a city park with gardens and trails.

Benefits:

Establish an Historic Landmark. Create a destination and increase tourism. Preserve wildlife habitat by stabilizing the riverbanks.

Catalyst for a Second Street "Landscape Revitalization Program", reducing pollution and eliminating blithe.

Land will enhance and link the Piscataquog River Trail Corridor and the newly developed Baseball Park Project.

Establish community gardens for Families in Transition.

Reduce crime.

Partners: EPA, DES, City of Manchester, FOR MANCHESTER, NH Preservation Alliance, PWA, Red Oak Properties, Families in Transition, National Parks Service

Selling Price:

Blacksmith Shop and Land - \$300,000

James McDowell's - \$700,000

SEPP Funds requested - \$100,00

Other Sources of funding: LCHIP, Land and Water Conservation Fund, Community Development Block Grants, National Parks Service Historic Preservation Fund Grants and Technical Preservation Services, National Trust for Historic Preservation, NH Charitable Foundation, NH Humanities Council

Property Location: 310 SECOND ST

Vision ID: 30610

MAP ID: TPK3/ / 0060/ /

Other ID:

Bldg #: 1

Card 1 of 1

Print Date: 10/01/2002 14:29

CURRENT OWNER MCDOWELL, JAMES S 36 MAIN ST ALLENSTOWN, NH 03275-1714				TOPO. 1 Level 11 Suitable				UTILITIES 1 All Public 5 Curb & Gutter 6 Sidewalk				STRT./ROAD 1 Paved 5 Curb & Gutter 6 Sidewalk				LOCATION 1 Urban				CURRENT ASSESSMENT Description COM LAND Code 3900 Appraised Value 206,875 Assessed Value 206,900				2017 MANCHESTER, NH VISION											
Additional Owners:																SUPPLEMENTAL DATA Account # 13428184 Land Adjust NO Voided NO Total SF 87120 Zone C Frontage/Dep No RAD OR CAD RAD = 590 Old LUC Sketch Note NONE Land Class C Parcel Zip 03102-4819																			
RECORD OF OWNERSHIP MCDOWELL, JAMES S																BK-VOL/PAGE 1				SALE DATE q/u y/a				SALE PRICE V.C. 0				PREVIOUS ASSESSMENTS (HISTORY) Yr. Code Assessed Value Yr. Code Assessed Value Yr. Code Assessed Value 2001 3900 206,900 1991 3830 217,800 1991 3830 206,875 Total: 206,900				Total: 206,875 206,900			
EXEMPTIONS Type/Description Amount Code Description Number Amount Comm. Int.																OTHER ASSESSMENTS Amount Number																			
Total: 1																NOTES																			
VACANT LAND FIREWOOD FOR SALE \$160 PER CORD																Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 206,875 Special Land Value Total Appraised Card Value 206,875 Total Appraised Parcel Value 206,875 Valuation Method: Cost/Market Valuation																			
Net Total Appraised Parcel Value 206,875																VISIT/CHANGE HISTORY Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Nbhd. Adj. Notes-Adj/Special Pricing Adj. Unit Price Land Value 5/2/2000 SW 14 Other 1/11/1991 00 Meas & Int Insp.																			
BUILDING PERMIT RECORD																LAND LINE VALUATION SECTION																			
Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Nbhd. Adj. Notes-Adj/Special Pricing Adj. Unit Price Land Value																Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Nbhd. Adj. Notes-Adj/Special Pricing Adj. Unit Price Land Value																			
1 3900 DEVEL LAND 87,120.00 SF 1.90 1.00 1.00 631 1.00SPCL(WF8)Notes: 1.90 206,875																1 3900 DEVEL LAND 87,120.00 SF 1.90 1.00 1.00 631 1.00SPCL(WF8)Notes: 1.90 206,875																			
Total Card Land Units 2.00 AC Parcel Total Land Area: 2.00 AC Total Land Value 206,875																Total Card Land Units 2.00 AC Parcel Total Land Area: 2.00 AC Total Land Value 206,875																			

Print Date: 10/01/2002 14:29

Bldg #: 1 Card 1 of 1

2017
MANCHESTER, NH

VISION

CURRENT OWNER				UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT					
ETSCH, CARL H 90 STEWART ST MANCHESTER, NH 03102 Additional Owners:				1 Level	1 All Public	1 Paved	1 Urban	Description	Code	Appraised Value	Assessed Value				
				1 Suitable		5 Curb & Gutter		COMM. LAND	3160	63,125	63,100				
						6 Sidewalk		COMMERC.	3160	56,600	56,600				
								COMMERC.	3160	6,000	6,000				
				SUPPLEMENTAL DATA											
Account # 14322464				RAD OR CAD RAD = 590				Total: 125,725							
Land Adjust NO				Old LUC				125,700							
Voided NO				Sketch Note											
Total SF 13562				Land Class C											
Zone				Parcel Zip 03102-4819											
Frontage/Dep No															
GIS ID:															
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	sq ft	w/	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)					
ETSCH, CARL H									0	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
										2001	3160	63,100	1991	3220	104,700
										2001	3160	56,600	1991	3220	27,800
										2001	3160	6,000			
				Total:						Total:	125,700	Total:	132,500	Total:	125,700
This signature acknowledges a visit by a Data Collector or Assessor															
EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY							
Year	Type/Description	Amount	Code	Description	Number	Amount	Comm. Int.								
				NOTES											
				CORP.-668-7770											
				CITY IS PURCHASING PER OWNER											
				VACANT BLDG											
				FOR SALE-GLOBAL COMM.											
				DBA= BLACKSMITHING											
				H.E. NETSCH AND SONS											
				WHSE/ STORAGE											
				Income Valuation											
				115,125											
				125,725											
				Net Total Appraised Parcel Value											
				125,725											
BUILDING PERMIT RECORD				VISIT/CHANGE HISTORY											
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	ID	Cd.	Purpose/Result			
									2/27/2001	DP	00	Meas & Int Insp.			
									5/2/2000	SW	01	Meas/Int Estimate			
									1/11/1991		00	Meas & Int Insp.			
LAND LINE VALUATION SECTION															
B#	Use Code	Description	Zone	D Frontage	Depth	Units	Unit Price	I Factor	S.I.	C Factor	Nbhd	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	3160	COMM WHSE				13,562.00	SF	3.72	1.00	1	1.00	631	1.00	SPCL(WF8) Notes:	3.72
Total Card Land Units 13,562.00 SF Parcel Total Land Area: 13,562 SF															
Total Land Value 63,125															

CONSTRUCTION DETAIL

Element			Description			Commercial Data Elements		
Element	Cd	Ch	Warehouse	Element	Cd	Ch	Description	
Style/Type	48		Commercial 1%	Heat & AC	04		AVERAGE	
Model	04		Below Average	Frame Type	02		WOOD FRAME	
Grade	02		1 Story	Baths/Plumbing	02		AVERAGE	
Stories	1			Ceiling/Wall	00		NONE	
Occupancy	01		Clapboard	Rooms/Prms	02		AVERAGE	
Exterior Wall 1	11		Gable/Hip	% Common Wall	0			
2			Roof Structure	Wall Height	20			
03			Roof Cover					
02			Roof Compos					
Interior Wall 1	02		Wall Brd/Wood					
2			Coner-Finished					
Interior Floor 1	03							
2								
Heating Fuel	02		Oil					
Heating Type	03		Hot Air-no Duc					
AC Type	01		None					
Bedrooms	00		Zero Bedrooms					
Bathrooms	0		Zero Bathrms					
Total Rooms								
Bath Type								
Kitchen Style								

MIXED USE

Code	Description	Percentage
3160	COMM WHSE	100

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

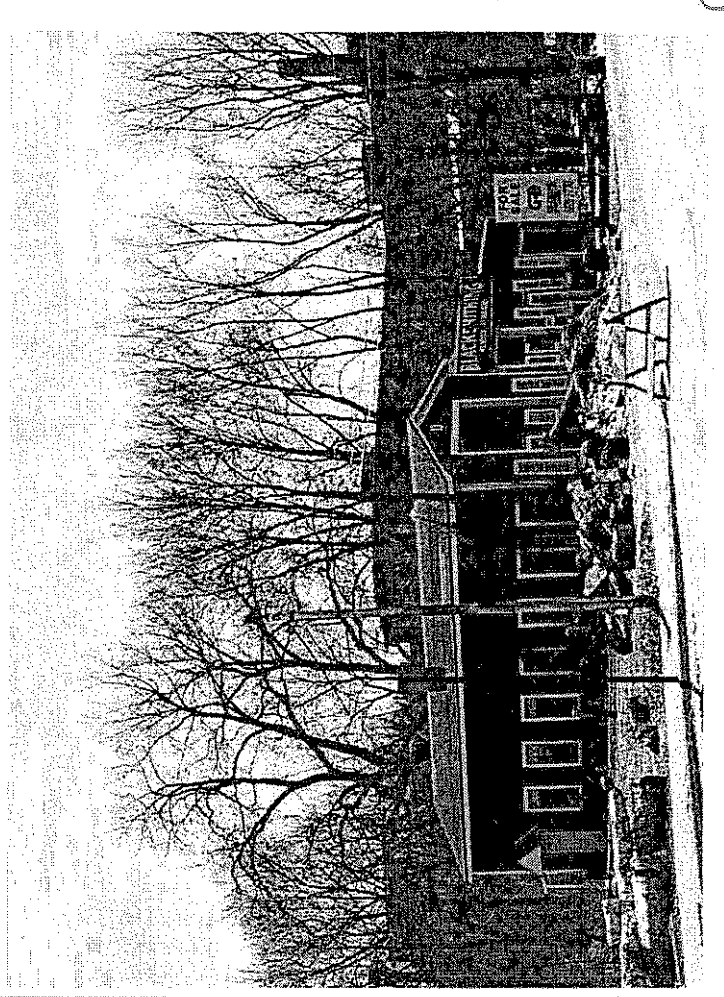
Code	Description	L/B	Units	Unit Price	Yr	Dp Rt	%Cnd	Apr. Value
FGRI	GARAGE-AVE	L	750	16.00	1935	0	50	6,000
MEZ1	MEZZANINE-UNF	B	200	8.00	1941	1	100	600

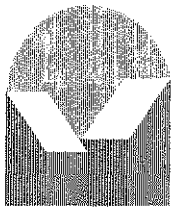
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value
BAS	First Floor	3,547	3,547	3,547	29.49	104,601
FST	Utility, Finished	0	750	300	11.80	8,847
SLB	Slab	0	2,907	0	0.00	0
Ttl. Gross Liv/Lease Area		3,547	7,204	3,847	Bldg Val:	113,448

SKETCH

BAS SLB	27	30	25	FST
BAS SLB	51	51	30	32





Meehan Architects, P.A.

UNIQUE COMMERCIAL & RESIDENTIAL PROJECTS
MEMBER AMERICAN INSTITUTE OF ARCHITECTS
WEB PAGE: www.meehanarchitects.com
E-MAIL: meehanar@nh.ultranet.com
FAX: 603-668-2739
TEL: 603-668-6802

140 WEST MERRIMACK STREET, PO BOX 992, MANCHESTER, NH 03105-0992

October 10, 2002

Jane Beaulieu
For Manchester
793 Somerville Street
Manchester, NH 03103

Re: Bass Island Project

Dear Jane,

This letter is intended to document my visual impressions of the Netsch Blacksmithing Building on Bass Island in Manchester, NH.

On Tuesday October 8, 2002 I toured the building both inside and out, viewed your conceptual sketches, and discussed your ideas for the building's future.

The exterior of the building on the Second Street side is in reasonably good condition except that the doors and windows may require replacement or upgrade. The condition of the remainder of the exterior varies, with the wing adjacent to the river needing the most attention.

The main central interior area of the building possesses high ceilings with wood trusses, a slab on grade which appears to be in good shape and probably is salvageable.

The wing to the north possesses a second story office space over a portion of the first floor, high ceilings and large sliding doors at the front and rear walls. This space is also in reasonably good shape.

The rear wing needs some work to improve it's appearance and structural integrity but probably could be salvaged.

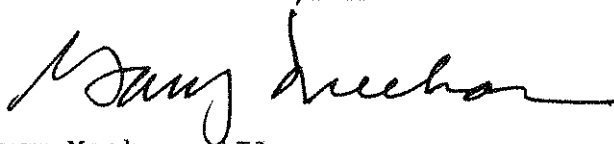
The river side wing is in need of total replacement or major reconstruction. The walls are being braced by cables and the slab has a major crack and has moved toward the river.

I would recommend that a Structural Engineer be retained to do a closer inspection of the roof, walls and floors.

Please call me if you have any further questions regarding this report.

Sincerely,

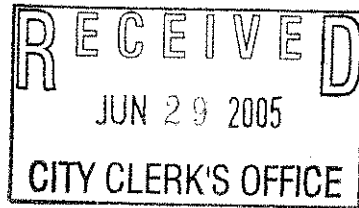
MEEHAN ARCHITECTS, P.A.

A handwritten signature in black ink, appearing to read "Gary Meehan", with a long horizontal flourish extending to the right.

Gary Meehan, AIA
President

GM/kmf

10
Public Service
of New Hampshire



Public Service Company of New Hampshire
370 Amherst Street,
Nashua, NH 03063
1-800-662-7764

The Northeast Utilities System

Russel D. Johnson
Southern Division Circuit Manager
(603) 882-1387 X5250
(603) 880-1906 FAX

7/19/05
Tabbed
8/29/05
11/10/05
2/21/06

June 27, 2005

The Honorable Board of Mayor and Aldermen
City of Manchester
One City Hall Plaza
Manchester, NH 03101

Honorable Members of the Board:

Representatives from PSNH recently met with Chuck DePrima, Manchester Parks and Recreation, to discuss obtaining permission to place a padmount transformer within the confines of Veterans Park. An increase in power requirements for the downtown area, e.g. the rehabilitation of 795 Elm Street, requires that we add to our available capacity.

The plan, which we discussed with Chuck, would involve the installation of an above ground padmount transformer within the gates of the park located along the back wall of the Visitors Center on the corner of Merrimack and Hanover Sts. The area occupied by the padmount transformer and cement slab would amount to 8 ft by 8 ft and would be situated approximately 5 feet from the back of the building (approximate location shown on enclosed plan). However, the precise location of the pad and the path and orientation of conduits may be dictated by other underground utilities located in the area.

The plan to install the padmount within the confines of the park is an alternative to an earlier proposal, discussed with Peter Capano, Manchester Highway, to install an additional 'network' transformer. This transformer, which would be added to the downtown 'network system' would be installed in a manhole in the sidewalk adjacent to the park on Merrimack Street. We would then trench to the existing manhole (#49) located on Merrimack Street (between Elm and Chestnut).

There are several advantages to the padmount transformer option. It reduces loading on the downtown network system supplied by our Brook Street substation, thereby reserving capacity for future development of existing buildings served by the network. This option eliminates the need for the significant excavation associated with the installation of an 8 ft by 17 ft network vault in the sidewalk along the south side of Merrimack Street. Therefore, the corresponding

access panels and grating in the sidewalk required to provide access and cooling for the network transformer would no longer be needed.

In addition, this option completes the first step of a PSNH project to create an alternate feed from the switchgear located near the Manchester Police Department to the switchgear located on the southerly side of Veteran's Park. The completion of this alternate feed will provide the ability to backfeed the Manchester Police Department, the GSA building, and this proposed transformer.

Please contact me with any questions or comments regarding this request.

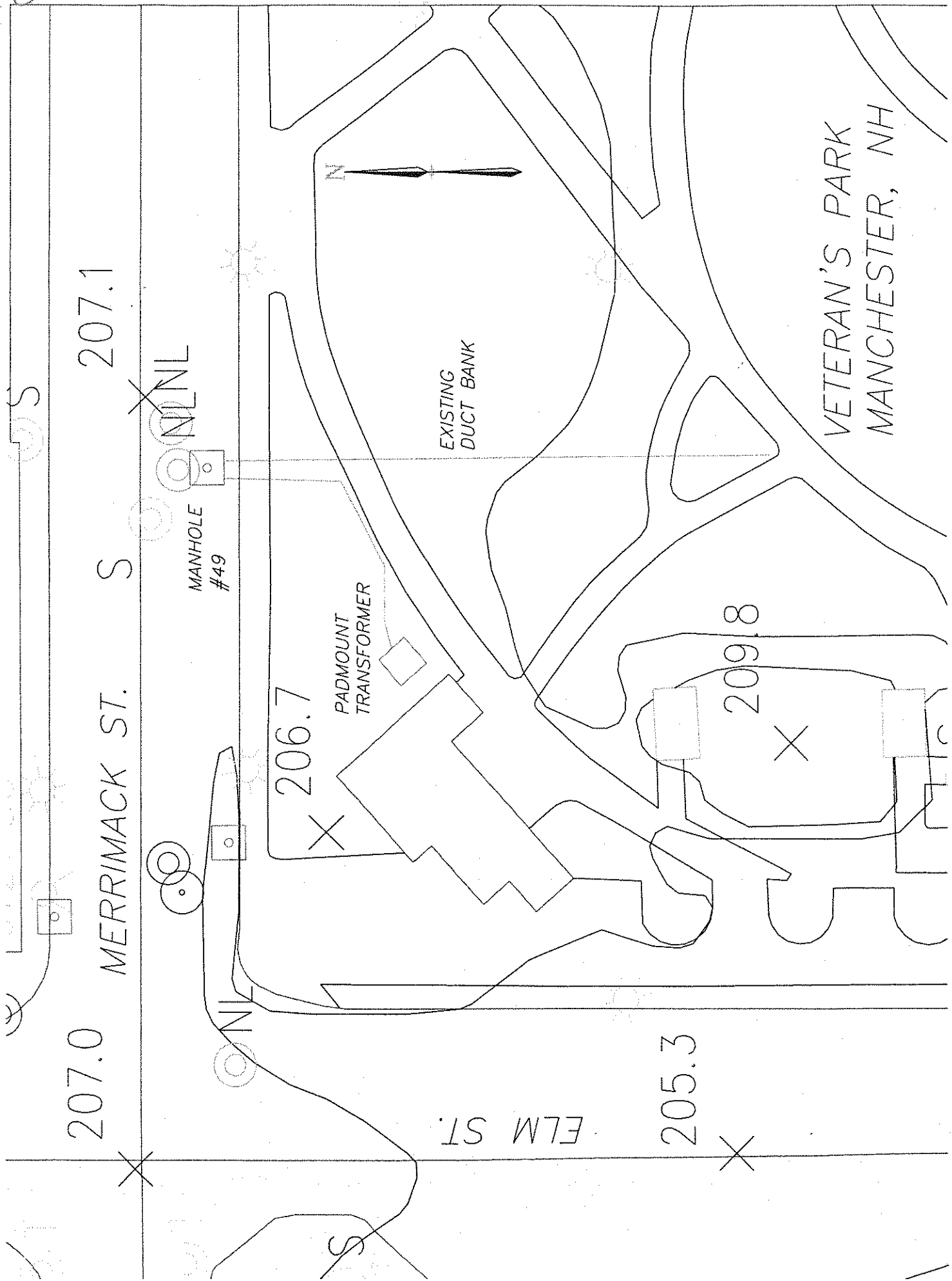
Sincerely,

A handwritten signature in black ink, appearing to read "Russel D. Johnson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Russel D. Johnson
Southern Division Circuit Manager

cc: Robert T. Hybsch
George W. Kellermann
Peter Capano, City of Manchester
Chuck DePrima, City of Manchester

10



VETERAN'S PARK
MANCHESTER, NH

4 624-1844
C 533-0220
0 668-1871

11/2/05 - J. Hebert 11
2/10/06 - " "

Gerald and Muriel Hebert
1175 Page Street
Manchester, NH 03104

July 17, 2005

City of Manchester, NH
Committee on Land and Buildings
C/o City Clerk's office
1 City Hall Plaza
Manchester, NH 03101

Dear Mr. Chairman,

I am writing regarding a parcel of property located on Page Street in Manchester, located between London Street and Bridge Street, a vacated parcel which belongs to the city, Lots 3, 6 and 7, which abuts our lot: 0246-0002.


We have resided here for thirty years and we would like to acquire this parcel, as in the near future we hope to build a retirement home on our lot, 0246-0002, but we lack 25 feet of frontage to build.

As you know, this is not desirable property, it is located at the bottom of the hill and there is always water running through the property all year long. The Highway Department has to come often, to open the trench for the water to run through, as it builds up ice, water etc., on the street.

There is approximately 30 feet of dry land between the road and the build up of water in the designated water shed area. We feel that for this reason, the property would be of no use to anyone else. However, it would give us the extra 25 ft frontage required to build.

We don't know if this is acceptable or financially feasible for us to acquire. We are in a position to offer \$5,000. Please advise, we appreciate sincerely your time and consideration.

Yours truly,


Gerald W. Hebert, Sr.

cc/Mary Sysyn, alderman



CITY OF MANCHESTER
Office of the City Clerk



Leo R. Bernier
City Clerk

Carol A. Johnson
Deputy City Clerk

Paula L-Kang
Deputy Clerk
Administrative Services

Matthew Normand
Deputy Clerk
Licensing & Facilities

Patricia Piecuch
Deputy Clerk
Financial Administration

July 20, 2005

Mr. Gerald W. Hebert, Sr.
1175 Page Street
Manchester, NH 03104

Dear Mr. Hebert,

At their meeting last evening, the Committee on Lands and Buildings discussed the request you submitted to purchase Lots 246-3, 6 and 7 currently owned by the City.

Following the discussion, the Committee tabled the request pending additional information from the Planning and Assessing Departments with their input as to what could be built on these adjoining lots, as well as what zoning would allow in the area.

This request will be visited again at the Committee's next meeting. Please contact Paula Leblond-Kang in the City Clerk's office for the date and time of the Committee's August meeting.

In the event you have any questions regarding this letter, please do not hesitate to contact me.

Sincerely,

Leo R. Bernier
City Clerk

Copy: Robert MacKenzie, Planning Department
David Beauchesne, Planning Department
Steve Tellier, Board of Assessors



**City of Manchester
Office of the Tax Collector**

City Hall
One City Hall Plaza - West
Manchester, New Hampshire 03101 Joan A. Porter
(603) 624-6575 (Phone) Tax Collector
(603) 628-6162 (Fax)

Memorandum

DATE: JULY 18, 2005
TO: LAND & BUILDINGS COMMITTEE
FROM: JOAN A PORTER, TAX COLLECTOR
RE: LAND AT PAGE/MICHIGAN AVE

On December 17, 2003 the City of Manchester conducted an auction (for the second time) in an attempt to sell the three parcels located at Map 246 Lots 3, 6 and 7. The minimum bid was set at \$60,000. There was a final bid of \$57,000. However, a wetlands engineer surveyed the property and determined that one could not build on this lot due to the extent of the wetlands. As such, the highest bidder withdrew. The second bidder was contacted and likewise was not interested based on the engineer's report.

This was brought to the attention of the BMA on January 14, 2004 and it was voted to refer the matter to the Land & Buildings Committee for further review and report. No action has been taken since that time.



Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

July 18, 2005

Lands & Buildings Committee
Honorable Board of Mayor and Aldermen
City Hall
One City Hall Plaza
Manchester, New Hampshire 03101

re: Sale of Property off Page Street

Honorable Committee Members:

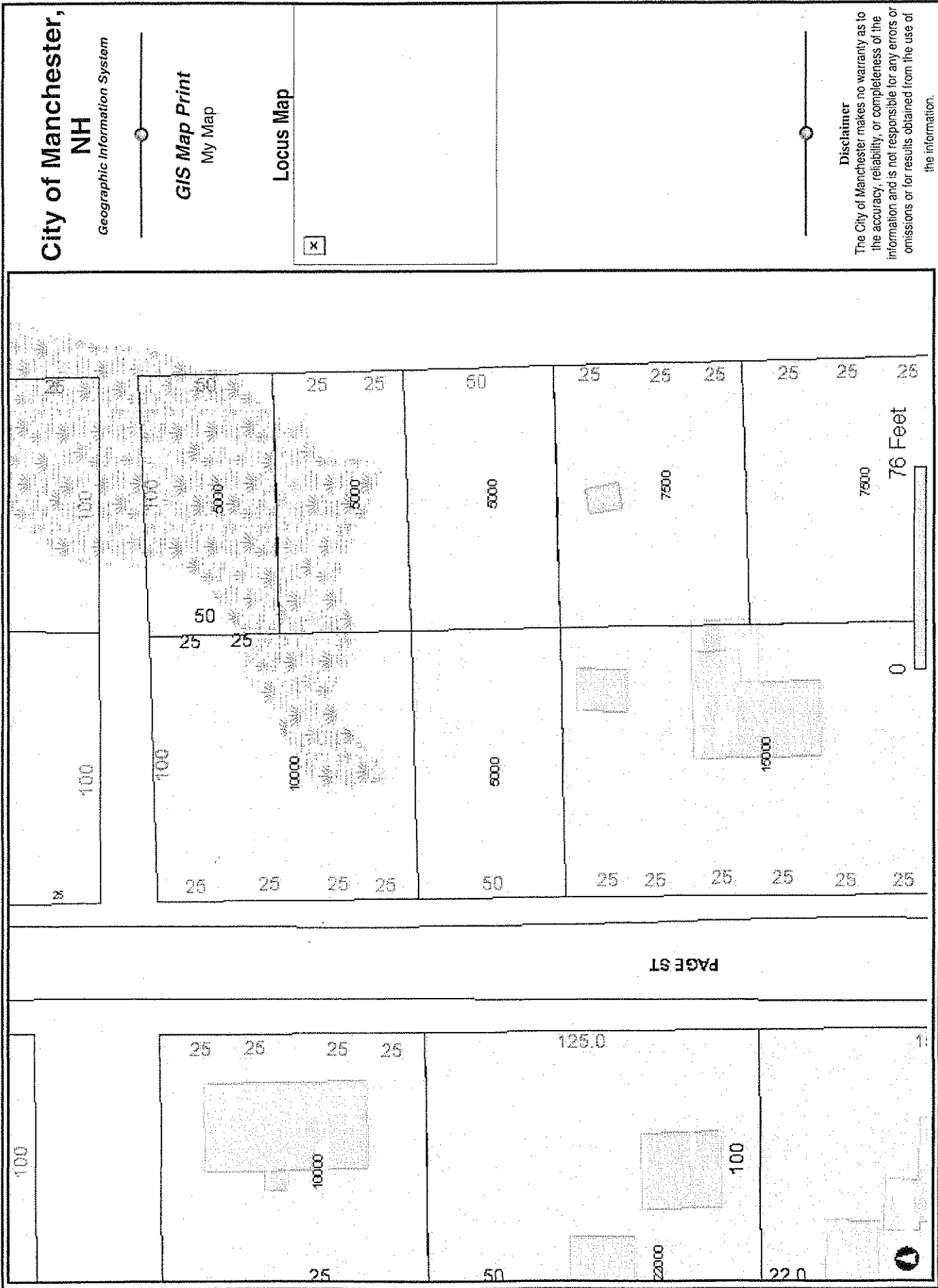
This is in regard to the City owned land off Page Street. We have previously recommended that this property be deemed surplus and sold. It is my understanding that the property has not sold at auction. This is likely due to the significant amount of wetland on the site that does make it well suited for an individual building lot.

I am aware that an abutter has expressed an interest in purchasing this property and combining it with a small abutting vacant lot to make a suitable building site. Given the difficulty in developing the site as is, selling the property to the abutter would be an appropriate means of disposing of the property.

If you have any questions, I will be available at your next meeting.

Sincerely,

Robert S. MacKenzie, AICP
Director of Planning





Geographic Information System

GIS Map Print

My Map

Locus Map



Disclaimer

DISCLAIMER

The City of Manchester makes no warranty as to the accuracy, reliability, or completeness of the information and is not responsible for any errors or omissions or for results obtained from the use of the information.

Mr. Tellier stated what I have up on the screen before you is an aerial view. I will proceed to clear it up. Myself and staff inspected the site several days ago as well as on a preceding location. The letter is pretty self-explanatory. There was a minimum bid previously on that site for \$57,000 but the bidder brought in a wetlands engineer and it was determined that the site was much too wet and did not have a dry enough area to provide an adequate building envelope for improvement. If you will give me a minute I will try to get you a better picture to show you the extent of the wetlands. As you can see that center green area...I don't have a laser pointer but there is a significant amount of wetlands on that site. The only thing that might, as I indicated in my letter, if someone were to petition for quiet title to acquire the additional 25 feet on the discontinued portion they may or may not have an adequate building envelope for improvement. I seriously doubt it at this point because of the extent of the wetlands involved. At that point we revised the value. Its primary use would be residual land for either the abutters or possibly the site across the street or kiddie corner as parking or just to meet setback requirements. The building to its east, I believe, is a set of condos. They may wish to acquire it. At the top of the picture you can see a large building. That is a set of four condos. They did petition to quiet title. That site does own 25 feet. Where you see the parking lot it appears to approach a little bit over on to the discontinued road but they did petition for quiet title some time ago and they do own half that street. With that being the case we would revise the value to \$7,500 to \$10,000. My recommendation at this point would be to notify abutters and just go to auction.

Alderman Porter moved to declare the property surplus and move it to public auction.

Alderman Roy asked Steve the process to quiet title, if it was done for this unit here will take care of the other 25' parcel.

Mr. Tellier responded Tom would probably be most appropriate to answer that.

Deputy Solicitor Arnold replied it might have but I would tend to doubt it. I would think that when the condo association applied to quiet title they only applied for their half of the road would be my guess but without seeing the documentation I couldn't be definite.

Alderman Roy asked what would the cost to the City be to quiet title on the rest of the remaining land abutting City property.

Deputy Solicitor Arnold answered it would probably be a pretty minimal filing fee. Our office could probably handle it, however, I question whether it would be necessary at this point. If the other side of this street did a quiet title then that

City of Manchester, NH

NH

Geographic Information System

GIS Map 246

My Map

Subject Property Data

Last Updated Feb 25, 2005

GIS_ID 246-3

Parcel ID 246-3

Owner CITY OF MANCHESTER TAX COLLECTOR

Location PAGE ST

Account # 3437548

Co-Owner

Owner Addr. 908 ELM ST

Owner City MANCHESTER, NH 03101

Total Land Area 0.2295684

Land Value 9000

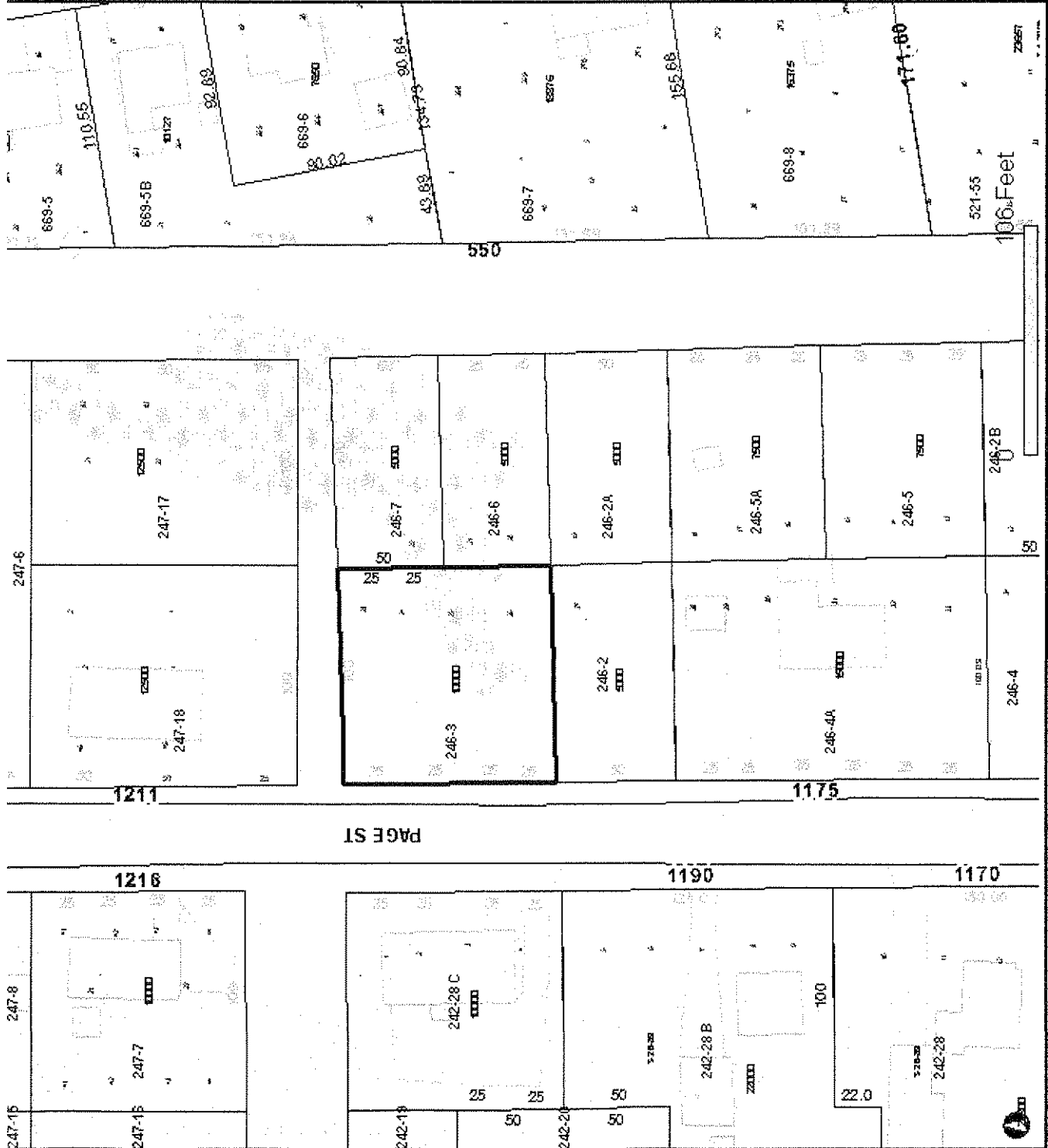
Building Value 0

Total Value 9000

Land Use NON TAX C

Disclaimer

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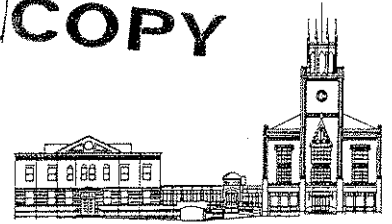




CITY OF MANCHESTER Board of Assessors

One City Hall Plaza, West Wing
Manchester, New Hampshire 03101
Tel: (603) 624-6520 – Fax: (603) 628-6288
E-Mail: assessors@ci.manchester.nh.us
Website: www.ci.manchester.nh.us

 **COPY**



Steven G. Tellier, Chairman
Paul W. Porter, Jr.
Thomas C. Nichols

Lee Ann Provencher
Assistant to Assessors

To: City Clerk
From: Board of Assessors
Date: July 19, 2005
Re: Surplus Property
Map 246 Lot(s) 3, 6 & 7
L/O located page St

Pursuant to a request from the Office of the City Clerk, the potential value range for the subject property is listed below. Please note that lot #3 has road frontage on Page St. A recent bidder discovered after hiring a wetlands engineer, that due to an inordinate amount of wetlands on site that the parcel is unable to be developed under present conditions. There is evidence of wetland area attributable to all three contiguous parcels. Potential value may increase with the addition of the discontinued portion of the abutting paper street. However, at present the most appropriate use appears to nearby abutters.

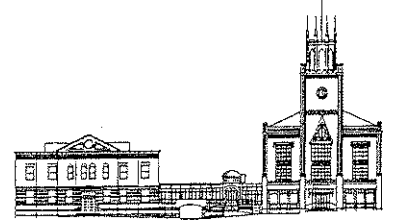
After review of the factors surrounding this site, it is the opinion of our Board that the sites present use would be residual land for ancillary building or to meet setback or parking needs and should be valued accordingly.

After analyzing similar unimproved land sales and taking into account the significant wetlands, a value in the range of \$7,500 - \$10,000 would be appropriate.



CITY OF MANCHESTER Board of Assessors

One City Hall Plaza, West Wing
Manchester, New Hampshire 03101
Tel: (603) 624-6520 – Fax: (603) 628-6288
E-Mail: assessors@ci.manchester.nh.us
Website: www.ci.manchester.nh.us



Steven G. Tellier, Chairman
Paul W. Porter, Jr.
Thomas C. Nichols

Lee Ann Provencher
Assistant to Assessors

To: City Clerk
From: Board of Assessors
Date: May 24, 2004
Re: Surplus Property
Map 246 Lot(s) 3, 6 & 7
L/O located page St

Pursuant to a request from the Office of the City Clerk, the potential value range for the subject property is listed below. Please note that lot #3 has road frontage on Page St and, although there appears to be some wetland area attributable to all three sites, with the addition of the discontinued portion of the abutting paper street, the lot may be able to be improved upon.

After analyzing similar unimproved land sales, the previous value of \$60,000 would be appropriate.

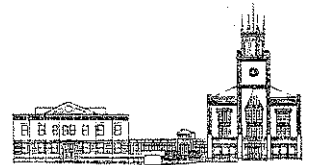


Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Zoning Board of Adjustment
Heritage Commission
Millyard Design Review Committee

February 5, 2004

Committee on Land and Buildings
Honorable Board of Mayor and Aldermen
Manchester City Hall
One City Hall Plaza
Manchester, New Hampshire 03101

Re: *Sale of Tax-deeded property on Page Street & Michigan Avenue (TM 246, Lots 3, 6 & 7)*

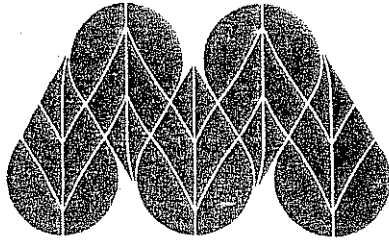
Dear Committee Members:

Our records indicate that the City has been attempting to return these several tax-deeded parcels to private ownership since as far back as 1994 when the Planning Department first provided the Committee with a report regarding their disposition. After reviewing the latest information about this case we now wish to reaffirm our previous October 11, 1994 report (see attached).

Sincerely,

Robert S. MacKenzie
Director of Planning & Community Development

Copy: file



City of Manchester
City Planning Department

The Beacon Building
814 Elm Street
Manchester, New Hampshire 03101
(603) 624-6450
FAX 624-6529

October 11, 1994

Committee on Lands and Buildings
Honorable Board of Mayor and Aldermen
908 Elm Street
Manchester, N.H. 03101

RE: Sale of Tax-deeded property on Page Street.

Dear Committee Members:

This is to provide a report pursuant to Section 23 1/2 pertaining to the above-referenced property.

Surplus Determination: This vacant property is located on the east side of Page Street near Bridge Street Extension. It would appear that a good portion of the site would be classified as wetland. The only possible use I would foresee for the City would be for conservation purposes, although I do not believe that small, isolated wetland pockets such as this should be in City ownership and the previous Chairman of the Conservation Commission has also held this opinion on a recent offer to dedicate a wetland area off Woodland Avenue. Based upon a review of the site, I do not believe that there are any City needs for the property and, as such, I would recommend that the property be determined "surplus" and be disposed of in a manner consistent with Section 23 1/2 of the City Ordinances.

Manner of Sale: I believe the most appropriate manner of disposition would be by some form of public sale such as auction.

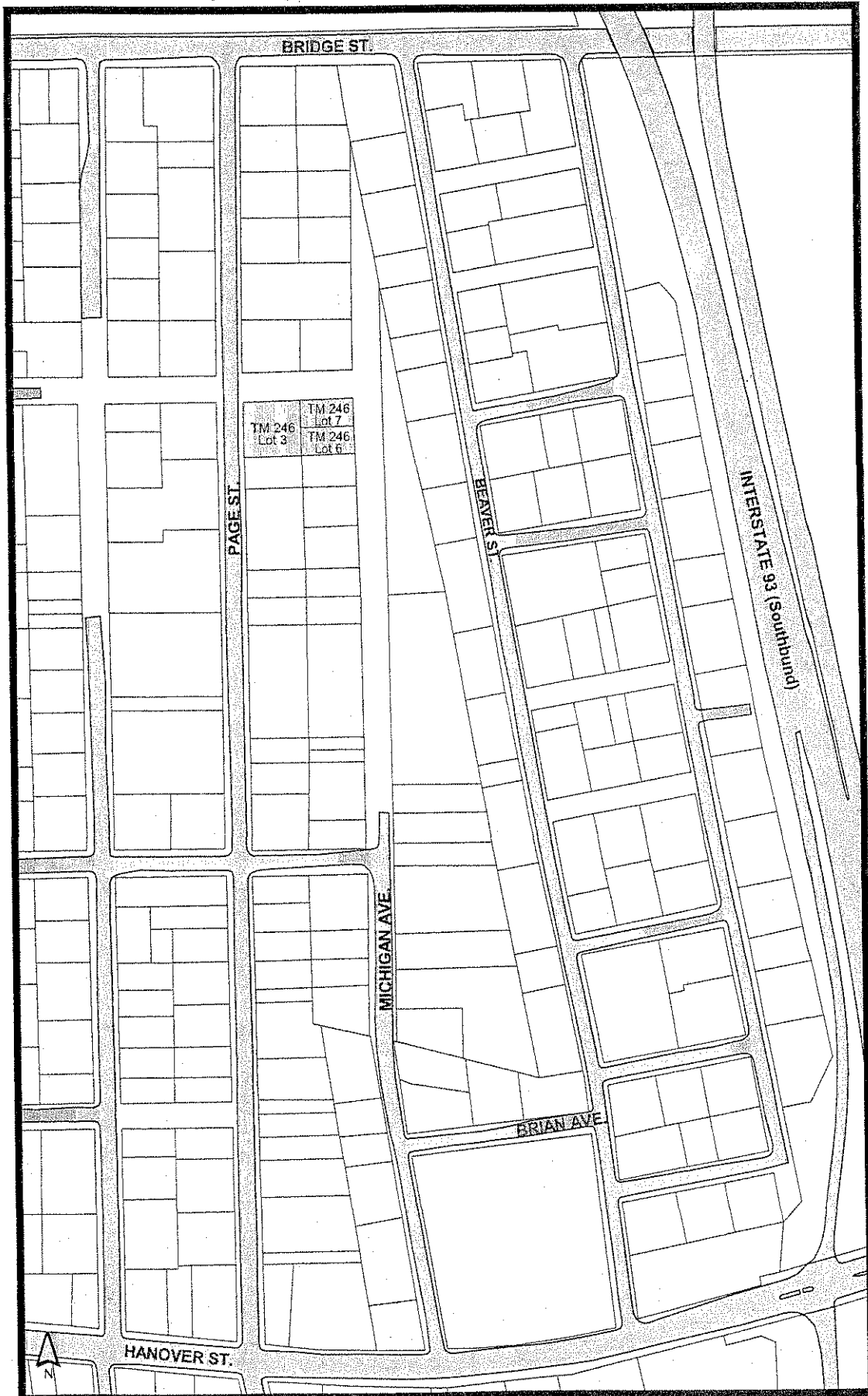
Note: I believe that there are other tax-deed lots abutting this lot which are landlocked (having frontage on a paper street - Michigan Avenue, Lots 32, 58 and 59, map 246) which should be sold in conjunction with the property on Page Street.

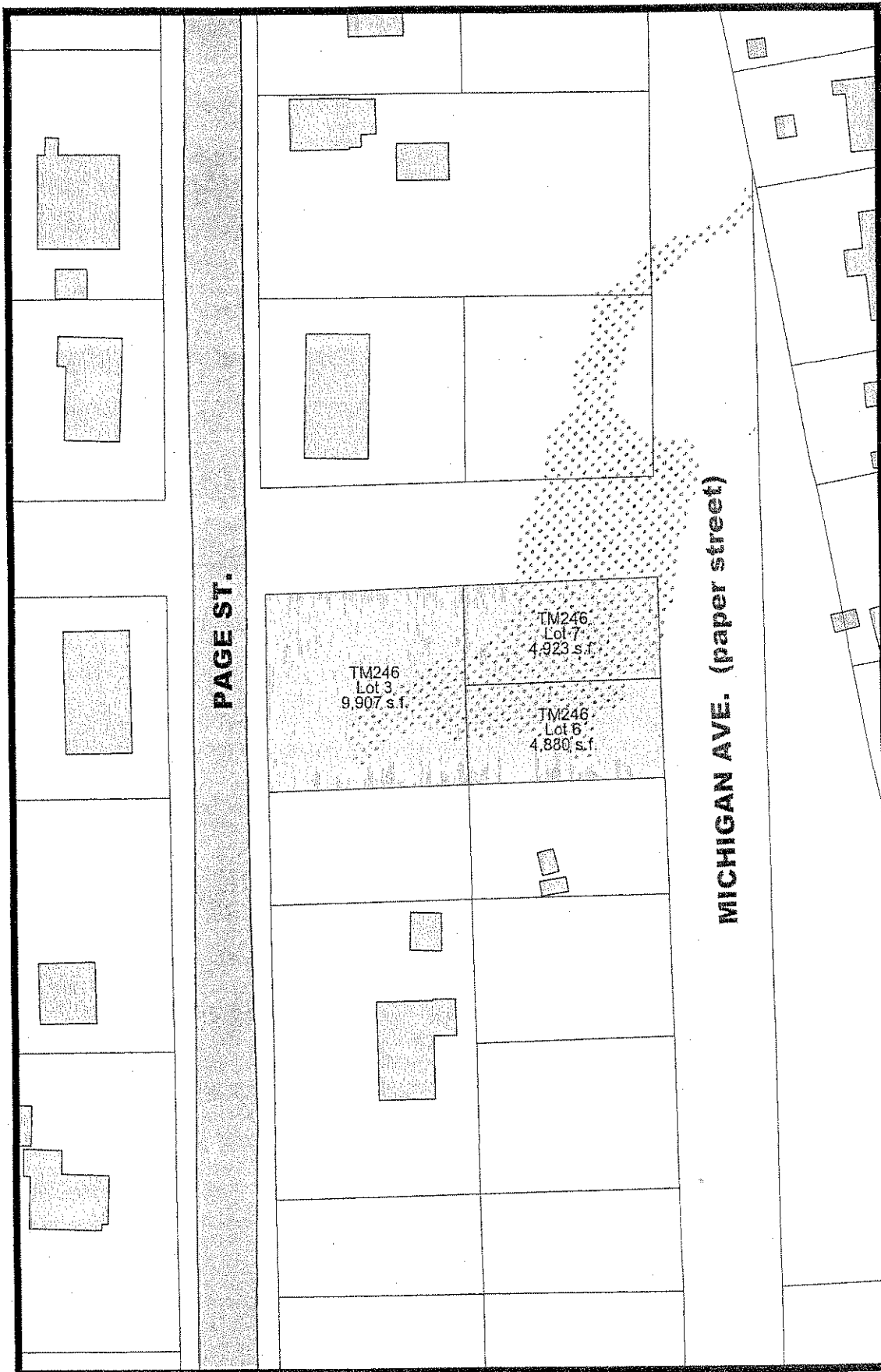
If you have any questions, I will be available at your next committee meeting.

Sincerely,

Robert S. MacKenzie
Director of Planning

General Location Map for TM246 - Lots 3, 6 & 7
(off Page Street & Michigan Avenue)





Map developed by the City of Manchester Planning & Community Development Department (D. Beauchesne) on 4 February, 2004. Topographic contour intervals = 2 feet.

Site Map for TM246 - Lots 3, 6 & 7 (off Michigan Avenue)

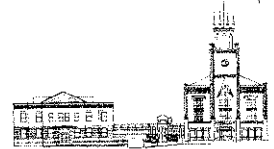


100 0 100 Feet
Map scale: 1 inch = 900 feet



CITY OF MANCHESTER

Office of the City Clerk



Leo R. Bernier
City Clerk

Carol A. Johnson
Deputy City Clerk

Paula L-Kang
Deputy Clerk
Administrative Services

Matthew Normand
Deputy Clerk
Licensing & Facilities

Patricia Piecuch
Deputy Clerk
Financial Administration

MEMORANDUM

To: Steve Tellier, Board of Assessors
Joan Porter, Tax Collector
Robert MacKenzie, Director of Planning

From: Lisa Thibault, City Clerk's Office *Lia*

Date: August 30, 2005

Subject: Offer to Purchase Property on Karatzas Avenue (Map 551, Lot 13)

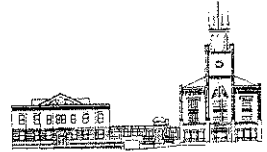
Enclosed is a copy of a communication relative to the above-referenced. Please provide reports to the Committee on Lands and Buildings in care of the City Clerk's Office at your earliest convenience.

Enclosure



CITY OF MANCHESTER

Office of the City Clerk



Leo R. Bernier
City Clerk

Carol A. Johnson
Deputy City Clerk

Paula L-Kang
Deputy Clerk
Administrative Services

Matthew Normand
Deputy Clerk
Licensing & Facilities

Patricia Piecuch
Deputy Clerk
Financial Administration

Memo To: Planning Department
Board of Assessors
Tax Collector
City Solicitor

From: Carol A. Johnson
Deputy City Clerk

Date: September 16, 2005

Re: Karatzas Avenue Property

On September 6th the Board of Mayor and Aldermen authorized an agreement to be executed with Water Works and the MHRA as outlined in the enclosed report.

Pursuant to law, please provide reports to the Committee on Lands and Buildings regarding value, tax history and need of use by City. For the benefit of Planning, it should be noted that the Board has requested that Parks & Recreation and the School Department be contacted to determine potential need for use of this property.

By way of this memo I am also requesting that the City Solicitor review wording to ensure any disposition of property includes verbiage in the deed or other mechanism for the workforce housing issue.

C: Water Works Director

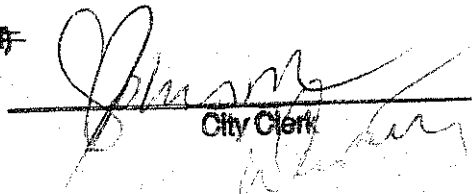
To the Board of Mayor and Aldermen of the City of Manchester:

The Committee on Lands and Buildings respectfully recommends, after due and careful consideration, that the Water Works Director be authorized to enter into an agreement with Anagnost Companies, Inc. and the Manchester Housing and Redevelopment Authority for the sale of 16+/- acres of property on Karatzas Avenue subject to the following conditions:

- 1) that the Committee and the Board of Mayor and Aldermen find the property surplus to City needs;
- 2) that the Committee receive reports from Planning, Tax Collector and Assessors as provided by law;
- 3) that the Committee and the Board of Mayor and Aldermen agree on the purchase price; and
- 4) that the proposed disposition of property provides for workforce housing and just cause is found to sell same to the aforementioned parties as is consistent with law.

(Aldermen Roy, Gatsas and Thibault voted yea; Aldermen Osborne and Porter voted nay.)

At a meeting of the Board of Mayor and Aldermen
held Sept 6, 2005 on a motion of Ald. Roy
duly seconded by Ald. DeVries the report
of the Committee was accepted and its recommendations
(adopted) (denied)


City Clerk

Respectfully submitted,


Clerk of Committee


Deputy



MANCHESTER WATER WORKS

281 LINCOLN ST., MANCHESTER, NEW HAMPSHIRE 03103-5093 Tel. (603) 624-6494

July 22, 2005

Board of Mayor and Aldermen
Committee on Lands and Buildings
City of Manchester
One City Hall Plaza
Manchester, NH 03101

RE: SURPLUS LAND SALE

Dear Aldermen:

The Board of Water Commissioners at their meeting on Wednesday, July 20, 2005, took action to declare as surplus to the department's needs, a 16±-acre parcel of land in Manchester on Karatzas Avenue. Enclosed for your information is a copy of staff's memorandum to the Board which discusses the parcel.

The action by the Board of Water Commissioners was taken as a result of a request made jointly by Dick Anagnost of Anagnost Companies, and Dick Dunfey of the Manchester Housing and Redevelopment Authority, for consideration of sale of the property at fair market value to the joint public/private partnership for the purpose of constructing additional "workforce housing" in the area. A copy of their June 7, 2005 letter is attached for your consideration.

The Committee's favorable consideration of the request including the necessary waiver to sell the property to the partnership, is therefore respectfully requested. The parties will be available at the next scheduled Lands and Buildings Committee meeting to explain the proposal and to answer any questions which the Committee may have.

Sincerely,

Thomas M. Bowen, P.E.
Director

TMB:ds

Enclosure

cc: C. Arthur Soucy, President, Board of Water Commissioners
Mayor Robert A. Baines
Dick Anagnost, Anagnost Companies
Dick Dunfey, Manchester Housing and Redevelopment Authority
Thomas Clark, City Solicitor
Robert Beaurivage, P.E., Assistant Director, MWW

BOARD OF WATER COMMISSIONERS

C. ARTHUR SOUCY
President

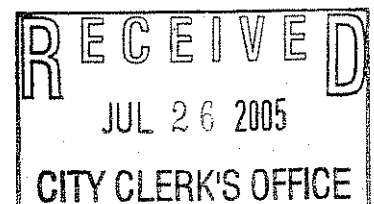
DONALD P. COUTURIER
Clerk

JAMES W. CRAIG
PATRICIA H. CORNELL
RICHARD M. BUNKER
LOUIS C. D'ALLESANDRO

Ex Officio
HON. ROBERT A. BAINES
Mayor

THOMAS M. BOWEN, P.E.
Director and Chief Engineer

ROBERT BEAURIVAGE, P.E.
Asst. Director




Memo

July 13, 2005

-7-
7-20-05/2

TO: BOARD OF WATER COMMISSIONERS

FROM:  THOMAS M. BOWEN, P.E., DIRECTOR

RE: KARATZAS AVE. LAND

At the June 29, 2005 meeting of the Board of Water Commissioners, a presentation was made to the Board by Dick Anagnost of Anagnost Companies, Inc. and Ken Edwards of the Manchester Housing Authority regarding their interest in purchasing the property at fair market value as a joint venture in order to construct workforce housing units on the property.

With regard to the Karatzas Avenue property, the following information is pertinent:

- The Manchester Water Works purchased the original 16.3-acre parcel in July of 1925.
- In 1961 approximately .4 acres of the parcel were sold to the State of New Hampshire as part of the I-93 and Rt. 101 construction project.
- There are two easements across the property in the vicinity of the eastern boundary, a 10-foot wide Public Service Company easement for the benefit of an abutter located to the north, and a 30-foot gas utility easement for the Northeastern Gas Transmission Company.
- The intended use of the property when purchased in 1925 was an alternate site for the construction of a high service storage reservoir that would be compatible elevation-wise with the high service system, that is the reservoirs located in Derryfield Park.
- On two occasions in the 1980s the parcel was declared surplus by the Board of Water Commissioners with appraisals sought in August of 1983, however, it is unclear why the property was not sold at that time.

As outlined at the June Board meeting, the procedure for the sale of Water Works' property is that it must first be declared surplus by the Board of Water Commissioners. The sale must then be approved by the Board of Mayor and Aldermen and in accordance with Section 34.21 of the City Code of Ordinances, it must be sold as a public offering unless the BMA determines that it would be in the best interest of the City to do otherwise.

IT IS THEREFORE RECOMMENDED THAT THE BOARD OF WATER COMMISSIONERS RENEW THEIR DETERMINATION THAT THE KARATZAS AVENUE PROPERTY IS SURPLUS TO THE DEPARTMENT'S OPERATIONAL NEEDS, AND SHOULD THE BOARD WISH TO CONSIDER THE OFFER FOR SALE TO THE ANAGNOST COMPANIES AND THE MANCHESTER HOUSING AUTHORITY AS A JOINT PUBLIC/PRIVATE PARTNERSHIP, THAT A LETTER BE FORWARDED TO THE BOARD OF MAYOR AND ALDERMEN SEEKING THE NECESSARY WAIVER FROM THE PROCUREMENT CODE.

bwcmen4

Attachments

Manchester Water Works

281 Lincoln St., Manchester, NH 03103, tel. 603-624-6494, fax: 603-628-6020

12 OLD WELLINGTON ROAD APARTMENTS, LLC

33 SOUTH COMMERCIAL STREET, MANCHESTER, NH 03101

PHONE: (603) 669-6194 ♦ FAX: (603) 644-3657

Date: June 7, 2005

To: C. Arthur Soucy
President, Board of Water Commissioners
City of Manchester, Water Works
Business Office
281 Lincoln Street
Manchester, NH 03103

From: Dick Anagnost
Anagnost Companies

Dick Dunfey
Manchester Housing and Redevelopment Authority

Re: Karatzas Avenue Property

Dear C. Arthur Soucy,

Please accept this letter as a formal request to purchase the Water Works owned property containing 14 Acres more or less located on Karatzas Avenue and Old Wellington Road (Parcel # 551-13).

The parcel would be purchased by a joint public/private partnership between The Manchester Housing and Redevelopment Authority and The Anagnost Companies for the purpose of building workforce housing on the property.

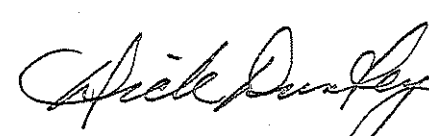
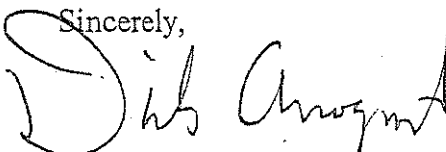
We are currently in the process of completing a similar project on Old Wellington Road on a parcel of Land formally owned by the City of Manchester.

We propose to purchase the property at Fair Market Value, subject to planning board approval. Fair Market Value would be determined by each of us hiring an independent M.A.I. Appraiser to establish its value.

I am sure you are aware of the housing crunch in which Manchester finds itself at this time. The ability to utilize this excess piece of land (which is not to our knowledge part of the watershed) to cost effectively provide our teachers, firefighters, police officers, etc., a clean and affordable place to live would be a great advantage to the City of Manchester at this point and time.

We would be pleased to make a presentation to your board, should you so desire. Please contact me with any questions you may have.

Sincerely,



Dick Anagnost
Anagnost Companies

Dick Dunfey
Manchester Housing and Redevelopment Authority

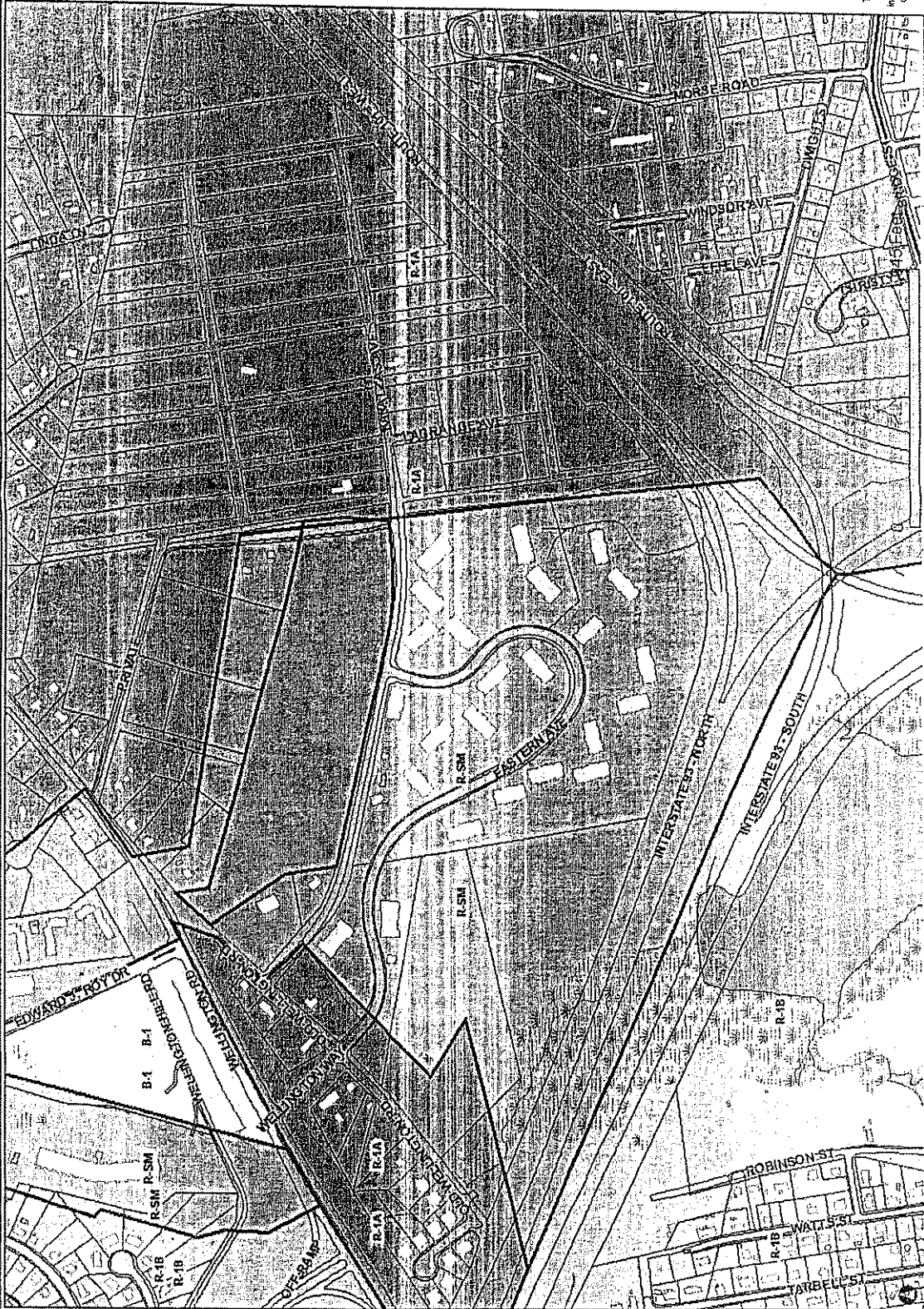
City of Manchester, NH

Geographic Information System

GIS Map Print
Karatzas Ave Zoning

Subject Property Data
 Lot Number: 101-11
 Parcel ID: 101-11
 Owner: MANCHESTER WATER WORKS
 Location: WELLINGTON RD
 Assessed: 4390242
 Co-Owner:
 Owner Address: 21 LINCOLN ST
 Owner City: MANCHESTER, NH 03104
 Total Land Area: 11
 Land Value: 207409
 Building Value: 0
 Total Value: 207409
 Land Use: NON TAX C

Disclaimer
 The City of Manchester makes no warranty as to the accuracy, reliability, or completeness of the information and is not responsible for any errors or omissions or for results obtained from the use of the information.



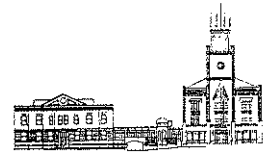


Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

September 6, 2005

Committee on Land and Buildings
Honorable Board of Mayor and Aldermen
City Hall - One City Hall Plaza
Manchester, N.H. 03101

RE: *Request by Anagnost Companies & MHRA to acquire city-owned TM 551, Lot 3 (16+/- ac.), on Karatzis Ave. for workforce housing*

Dear Committee Members:

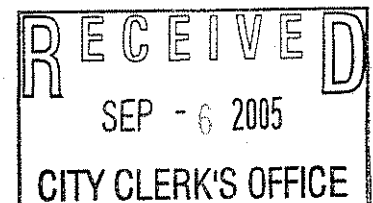
Background: Responding to a request from a joint public/private partnership involving the Manchester Housing & Redevelopment Authority (MHRA) and the Anagnost Companies, who were seeking to acquire the above referenced property owned by the Water Works Department for the purpose of developing workforce housing, the Manchester Water Works Board of Commissioners, on July 20, 2005, declared the subject parcel surplus to the Department's operational needs. Later acting on the same matter, the Committee on Land and Buildings conditionally approved a motion which (a) found that the subject property was surplus to City needs and (b) recommended that the Board of Mayor and Aldermen (BMA) authorize the Water Works Director to enter into an agreement with the public/private partnership team for the sale of the subject parcel for the specific purpose of developing workforce housing. The Motion also required that the Committee and the BMA both mutually agree on a purchase price, that just cause be found to allow this property sale and that the Planning and Assessing Departments and the Tax Collector submit a report relevant to this matter.

This is to provide the required report pursuant to Section 34.21.

Surplus Determination and Disposition: Seeing that the Water Works Commissioners and the Land and Buildings Committee have already declared the subject property surplus to Departmental and City needs, and keeping in mind the City's established policy of promoting workforce housing, and also aware of the positive workforce housing development track record which has already been established by the subject joint partnership team, it is the Planning Department's recommendation that Tax Map 551, Lot 13 be declared surplus and that the proposed sale be authorized as envisioned by the Land and Buildings Committee.

Sincerely,

Robert S. MacKenzie,
Director of Planning



One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov

12



City of Manchester
Office of the Tax Collector

City Hall
One City Hall Plaza - West
Manchester, New Hampshire 03101
(603) 624-6575 (Phone)
(603) 628-6162 (Fax)

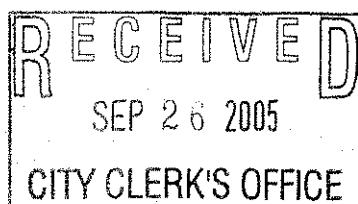
Joan A. Porter
Tax Collector

Memorandum

DATE: September 23, 2005
TO: Land & Building Committee
FROM: Joan A. Porter, Tax Collector
RE: **L Karatzas Avenue**

I have been requested to provide a report for the above-referenced parcel which I understand to be Map 551 Lot 13 currently owned by the City of Manchester Water Works Department.

This was land purchased by the Water Works Department and was never a tax-deeded parcel to my knowledge. As such, the Tax Collector's office has no opinion on its disposition.



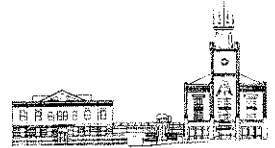


Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

September 27, 2005

Honorable Board of Mayor and Aldermen
City Hall
One City Hall Plaza
Manchester, New Hampshire 03101

re: Sale of Water Works Land on Karatzas Avenue

Honorable Board Members:

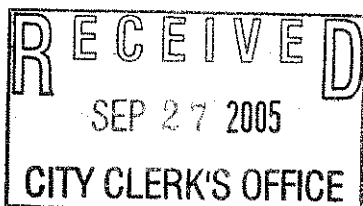
This is in regard to the proposed sale of land of Manchester Water Works on Karatzas Avenue. At your last meeting, you asked that I contact both the School Administration and the Parks, Recreation and Cemetery Department to get their comments on the property. The School Administration has not yet responded but I am enclosing the response from the Parks Department. In general, they are opposed to disposing of any properties that could be used for recreation areas or open space. I will provide you with the School response when it becomes available.

If you have any questions, I will be available at your next meeting.

Sincerely,

Robert S. MacKenzie, AICP
Director of Planning & Community Development

C: Dick Dunfey
Dick Anagnost



One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov

12



CITY OF MANCHESTER
Parks, Recreation & Cemetery Department

625 Mammoth Road
Manchester, NH 03104-5491
(603) 624-6565 Administrative Office
(603) 624-6514 Cemetery Division
(603) 624-6569 Fax

COMMISSION

Stephen Johnson, Chairman
Sandra Lambert, Clerk
George "Butch" Joseph
Michael Worsley
Dennis Smith
Ronald Ludwig, Director

September 28, 2005

Robert MacKenzie, Director
Planning and Community Development
One City Hall Plaza
Manchester, NH 03101

Re: Manchester Water Work Surplus Property
Karatzas Ave.

Dear Bob,

The PR&C Department is generally opposed to the City dispensing of any surplus property that could potentially be used to support the establishment of badly needed active or passive recreational facilities or green space.

We have given the above referenced 14-acre parcel a cursory review and find that it may be suitable for the development of recreational space. Additional engineering and soil analysis would be needed to determine to what extent the property could be developed and at what cost.

However the Department has no funds to purchase the property or conduct the appropriate engineering and survey analysis.

Therefore without assistance from the Board of Mayor and Alderman we would not be in position to make use of this property as this time.

Sincerely,

Ronald E. Ludwig
Director Parks, Recreation and Cemetery Department

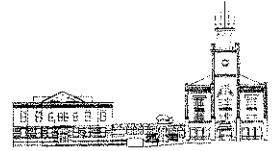


CITY OF MANCHESTER

Planning and Community Development

Robert S. MacKenzie, AICP
Director

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

February 2, 2006

Lands & Buildings Committee
Honorable Board of Mayor and Aldermen
City Hall
Manchester, New Hampshire 03101

re: Sale of the MWW Karatzas Ave Site

Honorable Committee Members:

Last year, the previous Board had entertained a request by the Manchester Water Works to allow them to sell a 16 acre property on Karatzas Avenue (which they found surplus to their needs) to a group led by the Manchester Housing and Redevelopment Authority and Dick Anagnost to develop affordable housing. The Board requested that I contact the Parks, Recreation and Cemetery Department and School Board to determine whether they had any interest in the property. As you may remember, this 16 acre parcel is under the jurisdiction of the Manchester Water Works but does require approval of the Board of Mayor and Aldermen for the sale of the property.

Both the Parks, Recreation and Cemetery and the School Board have expressed interest in the property. Initially the School Board was only interested in the western 6 acres of the property, but I understand that after further review of the site, they will be requesting that they been given consideration to purchase the entire site.

After reviewing these requests it is my recommendation that:

- 1) The BMA determine the property surplus to City needs;
- 2) The Board concur with selling the easternmost 10 acres to the Manchester Housing and Redevelopment Authority and Dick Anagnost to develop affordable housing; and
- 3) That the Board suggest that the Manchester Water Works give an appropriate period of time for the School Board or Park, Recreation and Cemetery to consider the purchase the westerly 6 acre portion of the site.

Although it is difficult to consider the multiple interests in the property, it is my opinion that the current significant need for affordable workforce housing should be the controlling public interest for this particular site.

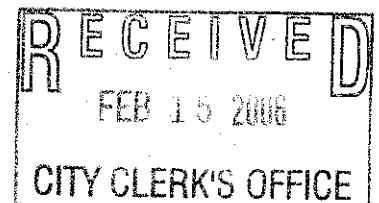
If you have any questions, I will be available at your next meeting.

Sincerely,

Robert S. MacKenzie, AICP
Director of Planning and Community Development

C: Mayor Guinta
Tom Bowen
Dick Dunfey
Ron Ludwig
Bill Sanders
Dick Anagnost

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov



12

Manchester School District

School Administrative Unit No. 37
286 Commercial Street, Manchester, NH 03101
Tel: 603.624.6300 • Fax: 603.624.6337

Michael Ludwell, Ph.D.
Superintendent of Schools

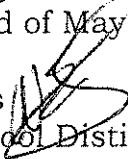
Henry J. Aliberti Jr., Ed.D.
*Assistant Superintendent
Elementary Education*

Frank G. Bass, Ph.D.
*Assistant Superintendent
Secondary Education*

Karen G. Burkush
*Assistant Superintendent
Student Services*

William E. Sanders
Chief Financial Officer

To: Land & Building's Committee
Honorable Board of Mayor and Aldermen

From: William Sanders 
Manchester School District

Date: February 17, 2006

Subject: Karatzas Avenue Property

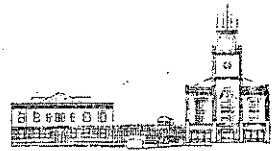
We have received this date the attached letter from Mr. Robert McKenzie containing his recommendations for the disposition of the 14 acre Water Works parcel on Karatzas Avenue. Please be advised that the Manchester School District is very interested in this property as a site for a future elementary school. We advised Deputy City Solicitor Arnold and Mr. McKenzie of our interest in the entire parcel via letter on January 30th. Attached is a copy of that letter along with a previous letter dated December 15th. Furthermore, we have retained the engineering firm of Camp, Dresser & McKee to evaluate the 14 acre site at a cost of \$27,950. We anticipate a final report in April regarding the suitability of the 14 acre site for an elementary school.

We respectfully request that any decision regarding the 14 acre Karatzas Avenue site be deferred until the Camp, Dresser & McKee study is completed and reviewed by the Board of School Committee and the Board of Mayor and Aldermen.

Cc: Mayor Guinta
Dr. Michael Ludwell
Dr. Henry Aliberti
Alderman Lopez
Mr. Robert MacKenzie



CITY OF MANCHESTER
Planning and Community Development



Robert S. MacKenzie, AICP
Director

Planning
Community Improvement Program
Growth Management

Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

February 2, 2006

Lands & Buildings Committee
Honorable Board of Mayor and Aldermen
City Hall
Manchester, New Hampshire 03101

RECEIVED

FEB 17 2006

BUSINESS ADMIN.

re: Sale of the MWW Karatzas Ave Site

Honorable Committee Members:

Last year, the previous Board had entertained a request by the Manchester Water Works to allow them to sell a 16 acre property on Karatzas Avenue (which they found surplus to their needs) to a group led by the Manchester Housing and Redevelopment Authority and Dick Anagnost to develop affordable housing. The Board requested that I contact the Parks, Recreation and Cemetery Department and School Board to determine whether they had any interest in the property. As you may remember, this 16 acre parcel is under the jurisdiction of the Manchester Water Works but does require approval of the Board of Mayor and Aldermen for the sale of the property.

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After reviewing these requests it is my recommendation that:

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- 2) The Board concur with selling the easternmost 10 acres to the Manchester Housing and Redevelopment Authority and Dick Anagnost to develop affordable housing; and
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Although it is difficult to consider the multiple interests in the property, it is my opinion that the current significant need for affordable workforce housing should be the controlling public interest for this particular site.

If you have any questions, I will be available at your next meeting.

Sincerely,

Robert S. MacKenzie, AICP
Director of Planning and Community Development

C: Mayor Guinta
Tom Bowen
Dick Dunfey
Ron Ludwig
Bill Sanders ✓
Dick Anagnost

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov

12

Manchester School District

School Administrative Unit No. 37
286 Commercial Street, Manchester, NH 03101
Tel: 603.624.6300 • Fax: 603.624.6337

Michael Ludwell, Ph.D.
Superintendent of Schools

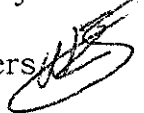
Henry J. Aliberti Jr., Ed.D.
*Assistant Superintendent
Elementary Education*

Frank G. Bass, Ph.D.
*Assistant Superintendent
Secondary Education*

Karen G. Burkush
*Assistant Superintendent
Student Services*

William E. Sanders
Chief Financial Officer

To: Thomas Arnold
Deputy City Solicitor

From: Bill Sanders 

Date: January 30, 2006

Subject: Water Works Land on Karatzas Avenue

This letter serves to advise that on January 26, 2006, the Building & Sites Committee unanimously passed a motion to notify the City Solicitor's office of the School District's interest in the entire 14 acre Water Works parcel on Karatzas Avenue. Our interest in the entire parcel, rather than the lower 7 acres originally requested, is based upon advice from Camp, Dresser & McKee, Inc. that the lower seven acres contain wetlands and related drainage issues.

We anticipate a final report from Camp, Dresser & McKee, Inc. in April regarding the suitability of the 14 acre site for an elementary school. Your assistance with this matter is appreciated.

Cc: Dr. Michael Ludwell
D. Henry Aliberti
Robert McKenzie, Director, Planning & Community Development

12

Manchester School District

School Administrative Unit No. 37
286 Commercial Street, Manchester, NH 03101
Tel: 603.624.6300 • Fax: 603.624.6337

Michael Ludwell, Ph.D.
Superintendent of Schools

Henry J. Aliberti Jr., Ed.D.
*Assistant Superintendent
Elementary Education*

Frank G. Bass, Ph.D.
*Assistant Superintendent
Secondary Education*

Karen G. Burkush
*Assistant Superintendent
Student Services*

William E. Sanders
Chief Financial Officer

To: Robert S. MacKenzie
Director, Planning & Community Dev.

From: Bill Sanders 

Date: December 15, 2005

Subject: Water Works Land on Karatzas Avenue

This letter serves to advise that on December 12, 2005 the Manchester Board of School Committee unanimously passed the attached resolution related to the 14-acre parcel on Karatzas Avenue. The School District intends to proceed with an engineering feasibility study for the "lower" 7 acres of the site. The purpose of this feasibility study is to determine the acceptability of the site for an elementary school and administrative offices. We hope to complete the engineering assessment by April 1, 2006. We have contacted Mr. Timothy Clougherty and Mr. Kevin Sheppard for assistance in selecting an engineering firm.

The Board of School Committee also requested that we advise you of the impact on elementary school capacity of developing the entire 14-acre site as single and multi-family homes. The following table provides a summary of the capacity levels and current utilization for the three elementary schools that would be effected by development in this area.

	<u>Operating Capacity (1)</u>	<u>Current Utilization (2)</u>
Mc Donough	540	572
Weston	471	573
Smyth Road	405	363
	1,416	1,508

(1) Based on NESDEC Study of July 2004

(2) At 10/1/05

Based on your estimate of 150 units, approximately 60 school age students would likely reside in this area. Please do not hesitate to call me at 624-6300, extension 119 if you have any questions or comments.

Cc: Dr. Michael Ludwell, Ph.D., Superintendent of Schools
Henry J. Aliberti Jr., Ed.D., Assistant Superintendent Elementary Education
Board of School Committee

12

Manchester School District

School Administrative Unit No. 37
286 Commercial Street, Manchester, NH 03101
Tel: 603.624.6300 • Fax: 603.624.6337

Michael Ludwell, Ph.D.

Superintendent of Schools

Henry J. Aliberti Jr., Ed.D.
*Assistant Superintendent
Elementary Education*

Frank G. Bass, Ph.D.
*Assistant Superintendent
Secondary Education*

Karen G. Burkush
*Assistant Superintendent
Student Services*

William E. Sanders
Chief Financial Officer

TO: William Sanders
Chief Financial Officer

FROM: Suzanne Sears 
School Board Clerk

DATE: December 15, 2005

SUBJECT: Karatzas Avenue

At the Board of School Committee meeting held on Monday, December 12, 2005, a motion was made to approve having a feasibility study of the seven acres of possible buildable land at the site of the parcel of land on Karatzas Avenue to address capacity issues. Also to recommend that the School District advise the Planning Department of the City of the impact the possible development of this property will have on the elementary school capacity. The motion passed by unanimous vote.

13



Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

March 13, 2006

Committee on Lands and Buildings
City Hall
One City Hall Plaza
Manchester, NH 03101

re: Land for Airport Access Road off Brown Avenue (TM713, Lot 1)

Honorable Committee Members:

Background: As part of their ROW acquisition for the new Airport Access Road, the New Hampshire Department of Transportation has submitted an offer to acquire a city-owned parcel of land located between the Merrimack River and Brown Avenue south of the Airport. The narrow, rectangular shaped, 0.82 acre property is about 520 feet long by 50 feet wide and is situated immediately west of a dense residential neighborhood generally consisting of Landsdown, Charlotte, Calvert, Ellingwood and Almeda Streets and Brown Avenue. This property's primary importance to the City is that (a) it acts to provide for the natural protection of the riverbank between Brown Avenue and the river, and (b) it provides neighborhood residents with immediate pedestrian access to the edge of the river with excellent views over and beyond that waterway.

Surplus Determination: For the reasons cited above, we would typically not advise disposing of city-owned lands situated along a major waterway. In the present case, however, our opinion is that if, after acquisition by the state, the public were to still be allowed access to the subject parcel, then the impact of its disposition would be greatly mitigated and we would, in this unique instance, recommend that it be determined to be surplus to city needs.

Method of Sale: Normal disposition would be by public sale. In this situation, however, given the broader public transportation need which the state is seeking to satisfy via their acquisition of the subject parcel, and given that the state could obtain the land by adverse possession, the Committee may find suitable public purpose for selling the property to the state.

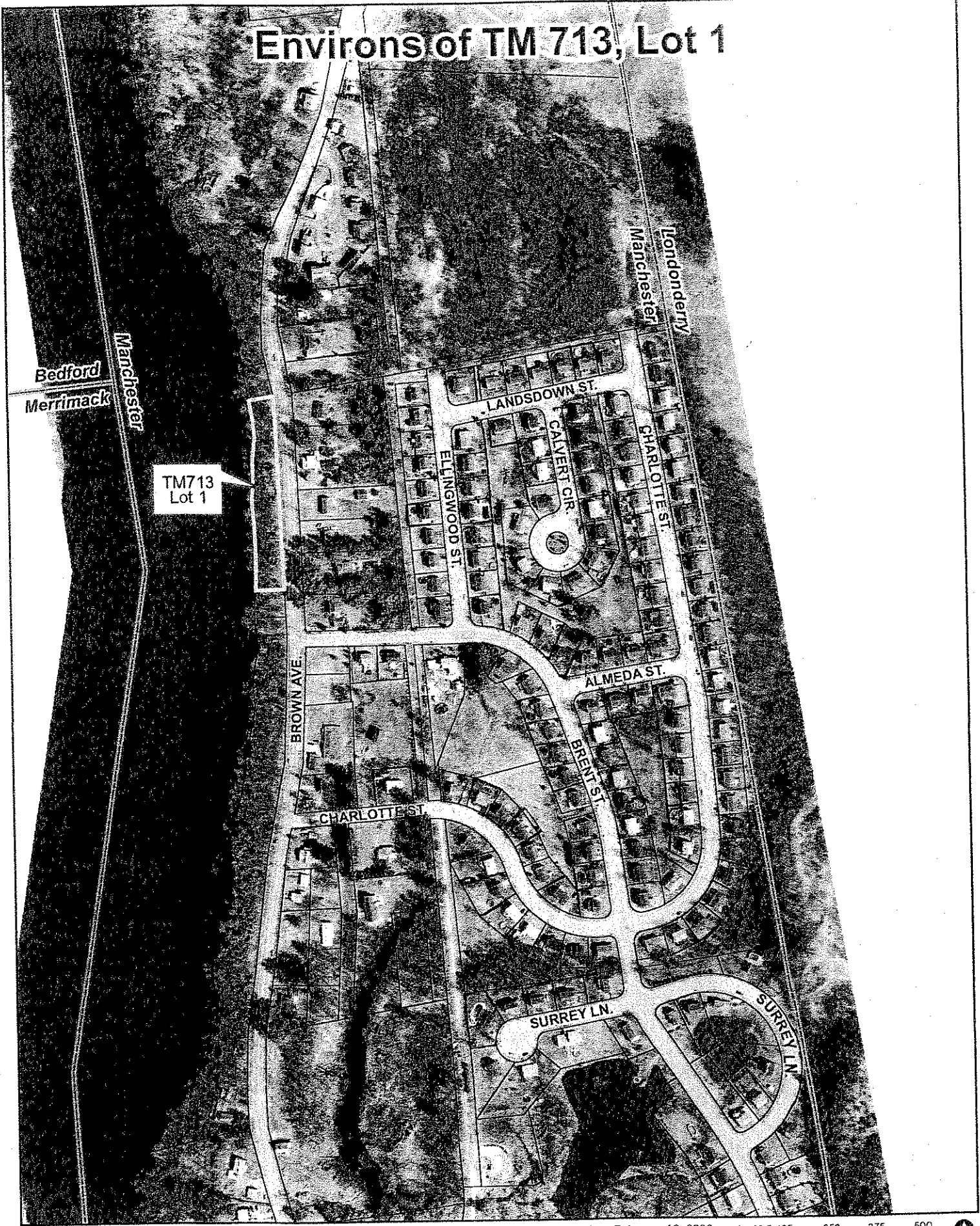
If there are any questions, staff will be available at the committee meeting.

Sincerely,

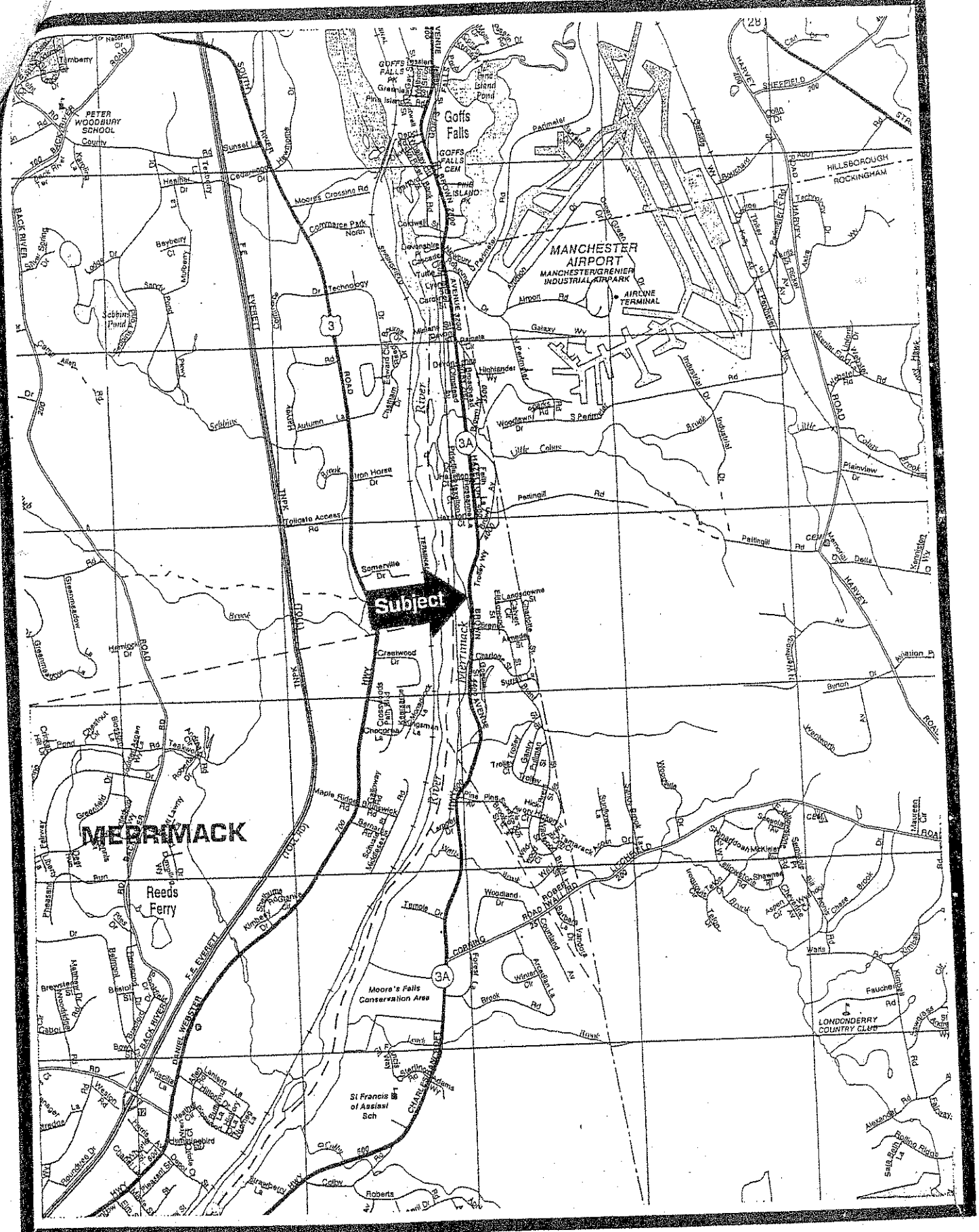
Robert S. MacKenzie, AICP
Director of Planning and Community Development

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov

Environs of TM 713, Lot 1



13



Neighborhood Map



CITY OF MANCHESTER
Office of the City Clerk



Leo R. Bernier
City Clerk

Carol A. Johnson
Deputy City Clerk

Paula L-Kang
Deputy Clerk
Administrative Services

Matthew Normand
Deputy Clerk
Licensing & Facilities

Patricia Piecuch
Deputy Clerk
Financial Administration

MEMORANDUM

To: Joan Porter, Tax Collector
Robert MacKenzie, Director of Planning

From: Lisa Thibault, City Clerk's Office *LT*

Date: November 23, 2005

Subject: Offer to Purchase Land on Brown Avenue (Map 713, Lot 1)

Enclosed is a copy of a communication relative to the above-referenced. Please provide reports to the Committee on Lands and Buildings in care of the City Clerk's Office at your earliest convenience.

Thank you.

Enclosure



**City of Manchester
Office of the City Solicitor**

One City Hall Plaza
Manchester, New Hampshire 03101
(603) 624-6523 Fax (603) 624-6528
TTY: 1-800-735-2964
Email: solicitor@ci.manchester.nh.us

Thomas R. Clark
City Solicitor

Thomas I. Arnold, III
Deputy City Solicitor

Daniel D. Muller, Jr.
~~Kenneth R. Bernard~~
Michele A. Battaglia
~~Marc van Zanten~~

November 9, 2005

Leo R. Bernier, City Clerk
City of Manchester
One City Hall Plaza
Manchester, NH 03101

Re: **Bedford-Manchester-Londonderry-Litchfield-Merrimack DPR-F-0047(001), 11512**
Manchester Airport Access Road
55,158-815

Dear Leo:

Enclosed please find a copy of a letter dated October 28, 2005, addressed to Joan Porter, Tax Collector from William Dusavitch, Right-of-Way Agent for the State Department of Transportation for referral to the aldermen for their consideration.

If you have any questions, please feel free to contact me.

Very truly yours,

Thomas R. Clark
hr

Thomas R. Clark
City Solicitor

TRC/hr
Enclosure

IN BOARD OF MAYOR & ALDERMEN

DATE: November 15, 2005

ON MOTION OF ALD. Roy

SECONDED BY ALD. DeVries

refer to the Committee
VOTED TO on Lands and Buildings.

Daniel D. Muller, Jr.
CITY CLERK
Deputy



2005-165

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



13

CAROL A. MURRAY, P.E.
Commissioner

JEFF BRILLHART, P.E.
Assistant Commissioner

October 28, 2005

RECEIVED

NOV 01 2005

CITY SOLICITOR'S OFFICE

City of Manchester
1 City Hall Plaza
Manchester, NH 03101-2097
Attn: Joan Porter, Tax Collector

**Re: Bedford-Manchester-Londonderry-Litchfield-Merrimack DPR-F-0047(001), 11512
Manchester Airport Access Road
55,158- 815**

Dear Ms. Porter:

As you may know, the New Hampshire Department of Transportation has proposed improvements to the transportation system in the vicinity of the Manchester Airport. As part of this effort, property owned by the City of Manchester is being affected by the proposed construction and its mitigation.

At this time I wish to introduce myself as the individual responsible for coordinating and accomplishing the acquisition of the property rights needed to allow this construction to occur. The Bureau of Right of Way will also be contacting other owners whose property is affected by this project.

As part of this project, the Department needs to acquire the following property from the City of Manchester for this construction:

0.69 acres of property.

As a basis for this offer, The Department has contracted Evergreen Appraisals to complete an appraisal to determine the value of compensation based on the impacts of the project. A copy of this appraisal is enclosed for your review.

Using this appraisal, the Department offers the sum of \$27,000 for the purchase of the above mentioned property in fee. Should you find the offer acceptable, please sign the appropriate Offer & Agreement form enclosed and return the white copy to me at the Right-of-Way Bureau using the enclosed self addressed stamped envelope. The yellow copy is for your records. I will prepare the appropriate documents for your signature and request the check for payment be prepared. Once these are ready, I will contact you regarding the actual signing of the documents and delivery of the payment. However, if the offer is unacceptable, please contact me as soon as possible to discuss your concerns.

For your records I have also enclosed a booklet entitled "Public Projects and Your Property". In addition, an IRS Real Estate Transaction Report is enclosed for providing information to the Internal

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Revenue Service regarding this sale. It would be appreciated if you would please complete this IRS form and return it to me in the enclosed envelope.

If you feel that you would prefer to meet and discuss this project and its effects to the property, please feel free to contact me. I would be glad to schedule a meeting with you to answer any questions you may have regarding this project and the offer of compensation. For your convenience I have enclosed my business card. You may call me "collect" at (603) 271-3222 between the hours of 7:30 AM and 3:00 PM. A message can also be left on my voice mail by calling 271-8350 anytime.

I appreciate your taking the time to review this information and to consider the Department's offer. I am optimistic that we will be able to reach an agreement regarding this acquisition. I look forward to hearing from you.

Sincerely,



William J. Dusavitch,
Right-of-Way Agent

Bureau of Right-of-Way
JOM Building Room 204
PO Box 483, 1 Hazen Drive
Concord, NH 03302-0483
Tel: (603) 271-3222 Fax: (603) 271-6915

13

OFFER – AGREEMENT

Limited/Controlled access: No

LAND FILE/PARCEL #: 55,158 - 0815

NAME: CITY OF MANCHESTER

ADDRESS: 908 ELM ST, MANCHESTER, NH 03101

I/WE agree to accept **Twenty Seven Thousand Dollars (\$27,000.00)** in full satisfaction for all the damages occasioned by the required taking for highway purposes, with all the rights of access, air, light and view appurtenant thereto, and to execute when tendered, a deed/an easement/right of entry to the State of New Hampshire for land affected by said highway as shown on a plan entitled **BEDFORD-MANCHESTER-LONDONDERRY-MERRIMACK DPR-F-0047(001) 11512** of the Department of Transportation.

I/We certify that I/we own said land subject only to mortgage/lien to: NONE

PROPERTY TAXES: I/We further understand that I am/we are entitled to a pro-rata payment for taxes and expenses for the transfer of the property.

ACQUISITION: 0.69+- OF AN ACRE RESIDENTIAL LAND

IN CONSIDERATION OF THE ABOVE THE STATE SHALL ALSO AGREE TO THE FOLLOWING:

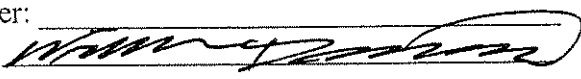
RELOCATION: Eligible for a replacement housing payment? No

You are eligible for a replacement housing payment up to a maximum of \$0.00. This amount is to be paid only if this sum or a portion thereof is actually spent over and beyond the total award to purchase decent, safe and sanitary housing.

Award for Taking:	\$27,000.00
Severance Damage:	\$0.00
Total Award:	\$27,000.00

This award is based on a review and analysis of an appraisal of the property made by a qualified appraiser.

NO OBLIGATIONS OTHER THAN THOSE SET FORTH HEREIN WILL BE RECOGNIZED. For THE STATE OF NEW HAMPSHIRE (Subject to the approval of Governor and Council) By:

Member: _____	Owner: _____
Member: _____	Owner: _____
Clerk: 	Date: _____



CITY OF MANCHESTER

Manchester Economic Development Office



November 9, 2005

Honorable Board of Mayor and Aldermen
C/o City Clerk
One City Hall Plaza
Manchester NH 03101

Honorable Members of the Board:

As you know, the Manchester School District has moved its headquarters from Ash Street School to the Millyards. In anticipation of the district returning the building to the City, discussions with Amoskeag Industries regarding the reuse of the property have been convened. The building was constructed by the City of Manchester. Reverter rights to the underlying land are held by Amoskeag Industries.

These discussions found that the highest and best use of this visible property along Bridge Street, a gateway arterial on the edge of the Downtown District, would be a landscaped, historic headquarters office facility. It was recommended that covenants requiring that the historic structure and grounds be enhanced and preserved be established. There appears to be private interest in this property for this use. To accomplish this purpose, the property could be marketed and sold competitively with the proceeds shared by the City of Manchester and Amoskeag Industries in accordance with their respective interest in the property. To this end, Amoskeag Industries is securing an appraisal for the parcel.

Further, it was suggested that the Manchester Development Corporation (MDC) might be equipped to market the property for private purchase and restoration and the MDC Board expressed an interest in doing so if requested by the Board of Mayor and Alderman (BMA). To date, the city has not received notice from the School District turning the building over to the City. We will keep the BMA apprised of actions and await the BMA's direction with regard to re-use of this property.

Sincerely,

Paul J. Borek
Director

IN BOARD OF MAYOR & ALDERMEN

DATE: November 15, 2005

ON MOTION OF ALD. Thibault

SECONDED BY ALD. DeVries

VOTED TO refer to the Committee on
Lands and Buildings.

Paul J. Borek
CITY CLERK

RECEIVED
MANCHESTER CITY CLERK

Manchester School District

School Administrative Unit No. 37
286 Commercial Street, Manchester, NH 03101
Tel: 603.624.6300 • Fax: 603.624.6337

RECEIVED

14

DEC 20 2005

'05 DEC 20 AM 10:27

Michael Ludwell, Ph.D.
Superintendent of Schools

CITY SOLICITOR'S OFFICE

Henry J. Aliberti Jr., Ed.D.
*Assistant Superintendent
Elementary Education*

Frank G. Bass, Ph.D.
*Assistant Superintendent
Secondary Education*

Karen G. Burkush
*Assistant Superintendent
Student Services*

William E. Sanders
Chief Financial Officer

TO: Thomas Arnold
Deputy City Solicitor

FROM: William Sanders
Chief Financial Officer *WES*

DATE: December 19, 2005

SUBJECT: Ash Street Building

This letter serves to advise that on December 12, 2005 the Board of School Committee passed the attached resolution related to returning the Ash Street School to the City of Manchester. Attached is a letter from the School Board Clerk regarding the matter.

Please advise what additional information or documentation, if any, is required to complete this process.

Cc: Michael Ludwell, Ph.D., Superintendent
Board of School Committee
Mr. Tim Clougherty
Mr. Kevin Sheppard
Mr. Frank Thomas

BOARD OF MAYOR & ALDERMEN

DATE: January 17, 2006

ON MOTION OF ALD. Long

SECONDED BY ALD. Osborne

VOTED TO refer to the Committee on Lands
and Buildings and forward letter
to School Board. *Shirley Osburn*
CITY CLERK

14

Manchester School District

School Administrative Unit No. 37
286 Commercial Street, Manchester, NH 03101
Tel: 603.624.6300 • Fax: 603.624.6337

Michael Ludwell, Ph.D.
Superintendent of Schools

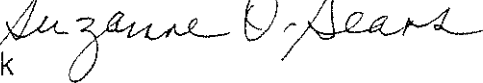
Henry J. Aliberti Jr., Ed.D.
*Assistant Superintendent
Elementary Education*

Frank G. Bass, Ph.D.
*Assistant Superintendent
Secondary Education*

Karen G. Burkush
*Assistant Superintendent
Student Services*

William E. Sanders
Chief Financial Officer

TO: William Sanders
Chief Financial Officer

FROM: Suzanne Sears 
School Board Clerk

DATE: December 15, 2005

SUBJECT: Ash Street Building

At the Board of School Committee meeting held on Monday, December 12, 2005, a motion was made and seconded to accept a minority report regarding the Ash Street School Building from the Building and Sites Committee. The motion passed by majority vote; Comm. Beaudry, Langton, and Labanaris voted in opposition to the motion.

A motion was made by Comm. Herbert and seconded by Comm. Kelley to accept the Administration's proposal that the Board return the Ash Street School Building back to the City. The motion passed by a majority vote of 9-4. Those voting in favor of the motion were Vice-Chair Stewart and Committee Members Scott, Herbert, Soucy, Gelinis, Cote, Ouellette, Kelley, and Donovan. Those voting in opposition of the motion were Committee Members Beaudry, Langton, Labanaris, and Kruse.

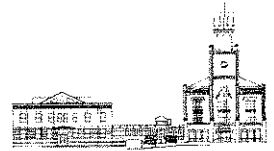


Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

February 15, 2006

Committee on Land and Buildings
Honorable Board of Mayor and Aldermen
City Hall - One City Hall Plaza
Manchester, N.H. 03101

RE: *Ash Street School*

Dear Committee Members:

This is to provide a report pursuant to Section 34.20 pertaining to the above-referenced city-owned land and building.

Background: This property, located on the northeast corner of Bridge and Maple Streets, was first used as a school and then subsequently as a school administration building. School administration has since moved to another location and has determined the property surplus to their needs. The property is listed on the National Register of Historic Places. In addition, Amoskeag Industries retains reverter rights on the land portion of the property. A portion of any proceeds, therefore, would go to Amoskeag and preliminary meetings have been held in this regard.

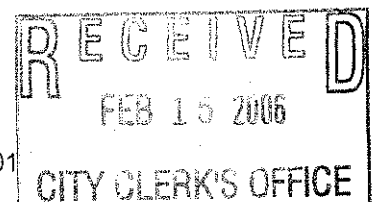
Surplus Determination and Disposition: It is the recommendation of the Planning & Community Development Department that the property is surplus to City needs and may be disposed of through public sale. We would recommend that the Board attach a condition that future uses retain the historic character of the building, given its National Register status. I would note that this would not preclude an addition to the rear or side of the building. We would also encourage (but not require) that the property on the side facing the corner of Bridge and Maple Streets be landscaped. It is expected that the best use of the property may be for commercial office and that the zoning may need to be reviewed to allow this use.

If you have any questions, our staff will be available at your meeting.

Sincerely,

Robert S. MacKenzie, AICP
Director of Planning and Community Development

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov



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2/21/06 -
Tabbed

TECHNOLOGY CENTER

February 21, 2006

Mr. Paul Borek
City of Manchester Economic Development Office
City Hall
Manchester, New Hampshire 03101

Re: Granite Lot; Seal Lot; Phillippe Cote Street

Dear Mr. Borek:

Please allow this letter to serve as a formal request, on behalf of 1848 Associates, to purchase the above referenced parcels from the City of Manchester on the general terms and conditions listed below:

Price: \$635,000.00, as previously discussed

Closing Date: Will vary by parcel. We'd like to close on the Seal Lot as soon as possible. The Granite Lot and Phillippe Cote Street sales would close upon the approval of the street discontinuance and expiration of any and all appeal periods.

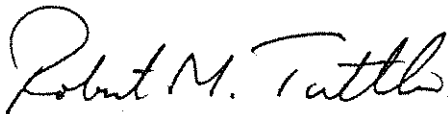
Contingencies:

- Subdivision Approval
- Issuance of a construction easement for the Granite Street Bridge Project through September 30, 2008, with the right to extend this term by nine (9) months provided that during any such extension, the City would provide reasonable alternative parking spaces equivalent to the number of spaces that would have been created in the construction easement area.

Our objectives for purchasing these parcels are two-fold: (i) to meet the short term parking needs of existing tenants in Gateway I, II, and III; and, (ii) to facilitate future rehabilitation of the Pandora Building. If these parcels are purchased, 1848 Associates will commit to add a parking deck to the Seal Lot at 1848 Associates expense. This will alleviate growing parking problems for Autodesk and Texas Instruments, without any financial burden on the City. Rehabilitation of the Pandora Building will require additional parking in the future and 1848 Associates assumes that such parking needs to be created privately, without financial burden to the City. This land purchase would facilitate such action.

Thank you for your attention to this matter and please feel free to contact me should you wish to discuss this further.

Sincerely,



Robert M. Tuttle
General Partner



02-07-2006 RCVD

**City of Manchester
Department of Highways**

227 Maple Street
Manchester, New Hampshire 03103-5596
(603) 624-6444 Fax # (603) 624-6487

Commission

Edward J. Beleski
- Chairman
Henry R. Bourgeois
William F. Kelley
Michael W. Lowry
William A. Varkas

Frank C. Thomas, P.E.
Public Works Director

Kevin A. Sheppard, P.E.
Deputy Public Works Director

MEMORANDUM

TO: Sean Thomas, Mayor's Assistant
Paul Borek, Economic Development
Robert MacKenzie, Director of Planning

FROM: Frank C. Thomas, P.E.
Public Works Director *oxc*

DATE: February 6, 2006

NO: #06-007

SUBJECT: *Pandora – Sale of Parking Lots*

The agreed upon selling for the two lots plus the street was \$635,500.

Enclosed is a summary of how we got the \$635,500 figure (speaking bullets for committee meeting). Also enclosed, is a letter from CLD that defines the savings to the City. Lastly, enclosed is a draft letter that I had prepared for the Committee of Lands and Buildings.

Give me a call if you have any questions pertaining to this matter.

/c

Encl.

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PANDORA PROPOSAL

- In the fall of 2004 we received bids for the Granite Street Widening Project. The bids were extremely high and were rejected.
- In talking with contractors we determined that the Project should be broken up in phases to reflect roadwork or bridgework. We also heard that there was a need for adequate staging/work area, especially, on the eastside.
- We made the decision to break the project into 3 phases. The first phase would be the westside and would be included in the States Interchange Project. The second phase would be the Granite Street Bridge Widening and work on the Granite Street Parking Lot. The final phase would be from Commercial Street easterly to Canal Street or Elm Street, based on available funds.
- In order to secure adequate staging, we approached Don Clark, because he was the major leaseholder of spaces in the Granite Street Lot and had control over the abandon Pandora Property. (Westside, State controlled.)
- Don Clark informed us that they had someone interested in the Pandora Property as a hotel and would like to discuss the purchase of both the Granite Street Lot and the Seal Tanning Lot and the discontinuance of Phillipe Cote Street. It was indicated that they would build decks on the lots to provide adequate parking.
- Mr. Clark assured us that staging issues would be worked out. In addition, if the project went forward the City would not have to build all the proposed retaining walls around the Granite Street Lot and would not have to excavate the lot as proposed. (Substantial project costs savings.)
- The City set up a Team to move the proposal forward. Team: Frank Thomas and Dennis Anctil, Highway, Kevin Clougherty and Randy Sherman, Finance, Bill Jabjiniak, Destination Manchester, Tom Clark, Solicitors, Bob MacKenzie, Planning, Steve Hamilton, Assessors and Mike Colby, Mayor's Office.
- The Proposal looked good to everyone in that the major development would increase the City's Tax Base, the developers would provide additional parking and the City would save construction costs on the Granite Street Project.
- The City's Parking Consultant noted to us that the City didn't need the two lots in question where they basically only provided parking to the direct abutters. They had no concerns over the City selling these lots.
- The City had an appraisal (Bramley), Clark had an appraisal (Freneau) and a review appraisal was conducted by the City (Crafts). Crafts concluded that it would be appropriate to rely on fee simple value of the Freneau appraisal.

- The Fremeau Appraisal noted a value to the properties of \$1,920,000. The potential savings to the City was identified by City consultants at \$1,284,500 (Based on actual bids, the potential savings is \$1,540,500, which does not include any indirect savings due to having an adequate staging area.) See attached. The resulting net sale price was \$635,500.

SUMMARY
APPRAISALS – PANDORA AREA
June 2, 2005

	Fremeau
Granite Street Lot	\$440,000
Seal Tanning Lot	\$850,000
Cote Street	\$630,000
Total	\$1,920,000
Potential Savings	(\$1,284,500)
Net Total	\$635,500

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540 Commercial Street Manchester, NH 03101
(603) 668-8223 • Fax: (603) 668-8802
cld@cldengineers.com • www.cldengineers.com
New Hampshire • Vermont • Maine

TO: Francis C. Thomas, P.E.

FROM: Roch D. Larochelle, P.E.

DATE: July 25, 2005

RE: Manchester 14025
Granite Street Widening
CLD Reference No. 00-0210

SUBJECT: Granite Parking Lot Redevelopment Costs

The purpose of this memo is to document and update the estimated value of certain construction costs associated with the proposed reconstruction of the City-owned parking lot known as the "Granite Lot", which is bounded by Granite, Commercial and Philippe-Cote Streets. As was first outlined in our memo dated February 2, 2005, the costs as outlined below would likely be eliminated/deducted from the ultimate cost of the City's Granite Street widening project given the event that the Granite Lot and adjacent Pandora building are privately redeveloped into a new use, including the construction of a new private parking garage.

As previously documented, anticipated City contract deducts would include the value of reconstruction of the Granite Lot (Jillian's Lot) including an extensive retaining wall system and associated work efforts along Granite, Commercial and Philippe-Cote Streets. In its place would stand a proposed parking deck that would be constructed adjacent to the newly constructed Granite Street Widening.

Given the recent bids that were accepted for the City's bridge project on July 20th, we have now taken the opportunity to review our original cost estimates to base them on current and actual prices. That being stated, the values noted below reflect adjustments made by evaluating and averaging the unit costs as presented by the four bidders for that project. It should be noted however that until a parking garage design is completed for the subject site, there remains some uncertainty in the value for the Granite Street retaining wall work until a design has been completed for the Pandora Parking Garage and the union between this structure and Granite Street can be better defined. Additionally, as was referenced in the original February 2005 memo, there are also other hard costs that have been identified by City staff that total approximately \$300,000 and relate to the future programmed maintenance and/or rehabilitation costs for the subject parking lot and Philippe-Cote Street.

The updated estimate potential cost-offset to the City's Granite Street project in anticipation of the proposed private development is summarized as follows:

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Memorandum to Francis C. Thomas, P.E.

CLD Reference No. 00-0210

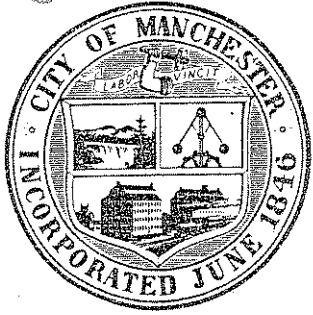
July 25, 2005

Page - 2

1. Granite Lot Reconstruction:	\$500,000 (includes Philippe Cote St. Reconstruction)
2. Retaining Wall Construction:	\$390,000 (Granite St. Sta. 116+67 to Commercial St.)
3. Retaining Wall Construction:	\$320,000 (Commercial/Granite/Philippe Cote)
4. Future Maintenance Costs:	\$10,500 (Philippe Cote Ave resurfacing)
5. Future Maintenance Costs:	\$320,000 (Seal Tanning Lot resurfacing)
Subtotal:	\$1,540,500

Based on the information provided herein, the value stated remains an approximate cost subject to final City approvals for the transfer of ownership for certain tracts of land as well as design engineering/project coordination for the proposed parking garage construction at the Granite Lot.

cc: Dennis Anctil City of Manchester
Ken Rhodes CLD



**City of Manchester
Department of Highways**

227 Maple Street
Manchester, New Hampshire 03103-5596
(603) 624-6444 Fax # (603) 624-6487

Commission

Edward J. Beleski
- Chairman
Henry R. Bourgeois
William F. Kelley
Michael W. Lowry
William A. Varkas

Frank C. Thomas, P.E.
Public Works Director

Kevin A. Sheppard, P.E.
Deputy Public Works Director

August 2, 2005
#05-070

DRAFT

Lands and Buildings Committee of the
Alderman Henry R. Thibault, Chairman
City Clerk's Office
One City Hall Plaza,
Manchester, New Hampshire 03101

Re: Pandora Proposal

Dear Alderman:

City staff supports the sale of the Granite Street Parking Lot, the Seal Tanning Parking Lot and the discontinuance and sale of Phillippe Cote Street for the following three main reasons:

1. Construction costs on the Granite Street Widening Project will be reduced by approximately \$1.2 million.
2. Additional parking will be provided in the Millyard without the investment of any City funds.
3. \$10 million of new development will be added to the City's tax base.

In the fall of 2004 the City received bids for the Granite Street Widening Project, which were extremely high and later rejected. In reviewing the issue with contractors, we determined that the project should be broken into three phases made up separately of roadwork and bridgework. It also became apparent that contractors had concerns with coordination issues on the west side due to ~~multiple~~ ^{multiple} contractors working in the same area and the need to have an adequate staging area on the east side for the bridgework. As a result, the use of the Granite Street Parking Lot for a staging area became a high priority for a successful project.

Over the winter, we approached Mr. Don Clark who represents 1848 Associates who is a major leaseholder of spaces in the Granite Street Lot and owners of the Pandora Property regarding our Granite Street Project and the issue of contractor staging. Mr. Clark at this time informed us that they had someone interested in the Pandora Property as a hotel. He went on to say that they had a desire to talk to the City about purchasing the Granite Street Lot, the Seal Tanning Lot and Phillippe Cote Street in order to make their project a reality. It was noted that a parking deck would be constructed from the Pandora Building southerly across the Granite Street Lot as part of the hotel project and that they had a further desire to build a future parking deck over the Seal Tanning Lot to provide additional parking.

August 2, 2005
Pg. (2)

DRAFT

It became apparent in our discussions with Mr. Clark that if the City accepted this proposal, there would be substantial savings in Granite Street construction costs. These savings would be realized by not having to reconstruct the Granite Street Lot by excavating it to one level and building retaining walls along the Commercial Street and Phillippe Cote Street sides. These potential savings were extremely appealing in that increases in the cost of construction materials has clearly jeopardized the completion of the entire Granite Street Widening Project without a sizable additional City appropriation. In addition, we also determined that there would be savings in not having to perform scheduled maintenance on the Seal Tanning Lot.

Believing that this proposal had merit, a City Team was created to move this proposal forward. This Team consisted of Frank Thomas and Dennis Anctil from Highway, Kevin Clougherty and Randy Sherman from Finance, Bill Jabjiniak from Destination Manchester, Tom Clark from the Solicitor's, Bob MacKenzie from Planning, Steve Hamilton from the Assessors and Mike Colby from the Mayor's Office.

An appraisal to determine the value of the properties was performed by the City and another one performed by 1848 Associates. Due to a wide spread between appraisals, a review of the appraisals was made by Crafts Appraisals for the City. This review recommended utilizing the one prepared by Fremeau Appraisal, Inc., which placed a value on the properties of \$1,920,000. A value of \$1,284,500 was identified by City consultants as savings resulting from not having to do the construction work on the Granite Street Lot and the scheduled maintenance work on the Seal Tanning Lot. (This amount based on actual bids recently received is now estimated at \$1,540,500.) Discounting the appraised value of the property by \$1,284,500 resulted in a net selling price of \$635,500.

The City's Parking Consultant was next contacted to determine if the City should retain ownership of these lots in order to preserve our ability to build parking structures on them in the future. The Parking Consultant responded by saying that the site of these two lots basically only provides parking for the directly abutting businesses and that a future parking structure should ideally be located in the center of the millyard in the area of the Bedford Street Lot. Therefore, the Parking Consultant did not have any concerns over the City potential selling these lots.

As a result of the above, it is recommended that you find these properties as surplus, that you waive the need to competitively bid the sale of these properties, that you accept the proposed selling price of \$635,500, that you recommend the discontinuance of Phillippe Cote Street and further recommend the same to the Board of Mayor and Aldermen.

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August 2, 2005
Pg. (3)

DRAFT

I will be available to answer any questions you may have on the matter.

Very truly yours,

Frank Thomas, P.E.
Public Works Director

/c

cc: Robert A. Baines, Mayor
Kevin Clougherty
Randy Sherman
Paul Borek
Tom Clark
Robert MacKenzie
Steve Hamilton
Mike Colby

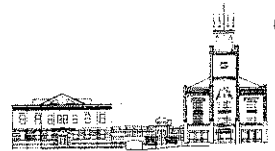


Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

February 21, 2006

Committee on Lands and Buildings
City Hall
One City Hall Plaza
Manchester, NH 03101

re: *Seal Tanning lot and Granite Street lot*

Honorable Committee Members:

The abutting property owners have expressed an interest in acquiring the above referenced City owned lots.

Background: These lots were leftover parcels from the redevelopment of the Millyard by the MHRA. Since that time they have been used for parking by the abutting property owners who are currently requesting their purchase. It should be noted that the Public Works Department has indicated that a significant amount of money can be saved (exceeding \$1,000,000) if they do not have to rebuild the Granite Street lot as part of the Granite Street reconstruction project.

Surplus Determination: The draft parking study has recommended that these two parking lots are not required for a long term parking program. As such, we would recommend that the lots be determined surplus to City needs.

Method of Sale: Normal disposition would be by public sale. In this situation, the Committee and Board may find public purpose for selling the properties to the requesting party for the following reasons:

- 1) The requesting party is the primary abutter to the Seal Tanning lot and is the only abutter to the Granite Street lot;
- 2) The requesting party has been the primary user of the lots for at least the last fifteen years; and
- 3) Sale of the lots will likely increase the business activity in the three existing redeveloped buildings and may lead to the redevelopment of the Pandora Building.

If there are any questions, staff will be available at the committee meeting.

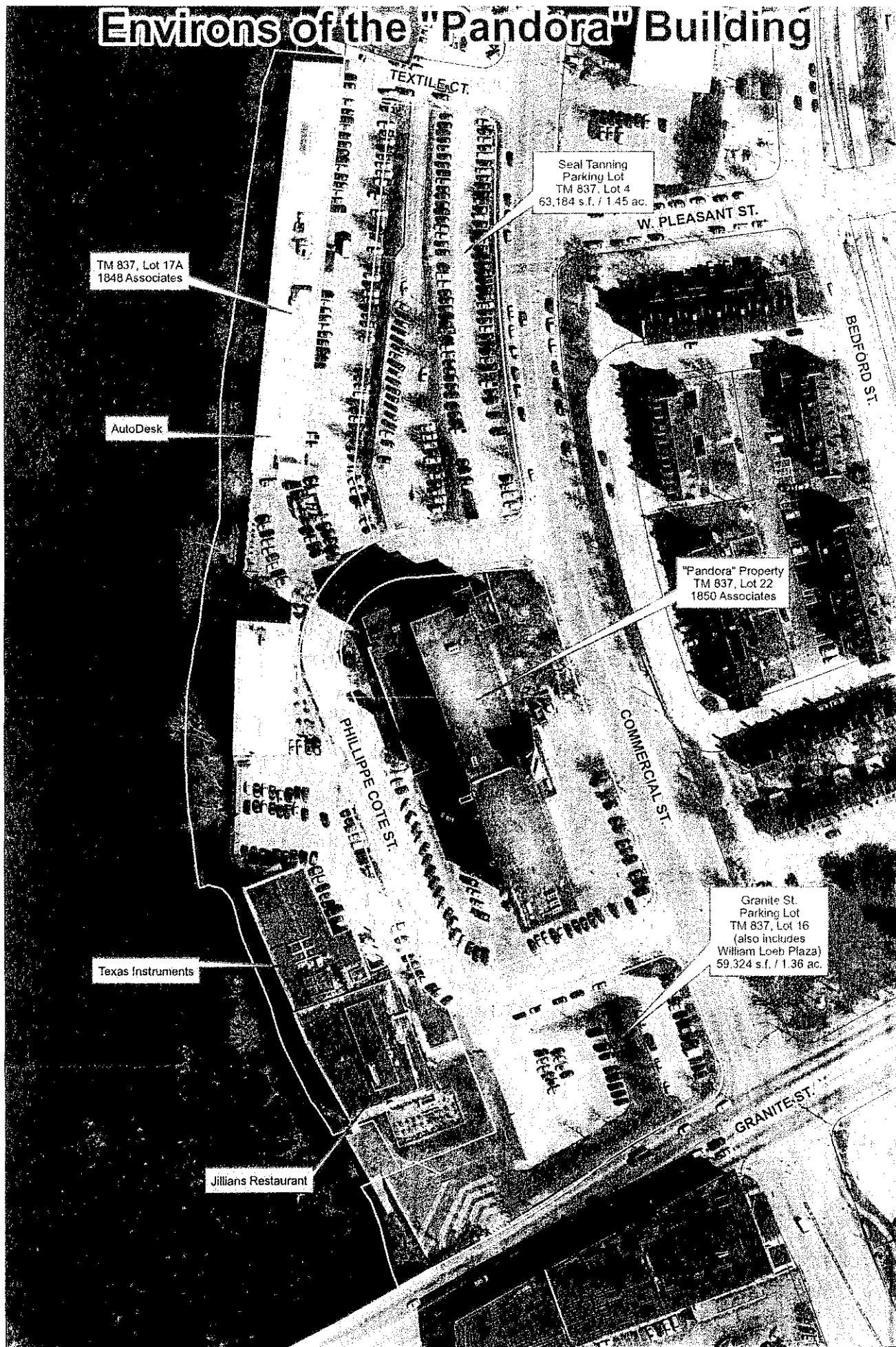
Sincerely,

Robert S. MacKenzie

for Robert S. MacKenzie, AICP
Director of Planning and Community Development

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov

Environs of the "Pandora" Building



TM 837, Lot 17A
1848 Associates

AutoDesk

Seal Tanning
Parking Lot
TM 837, Lot 4
63,184 s.f. / 1.45 ac.

"Pandora" Property
TM 837, Lot 22
1850 Associates

Texas Instruments

Jilians Restaurant

Granite St.
Parking Lot
TM 837, Lot 16
(also includes
William Loeb Plaza)
59,324 s.f. / 1.36 ac.

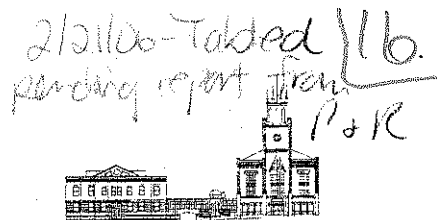
1. This map was created by the City of Manchester Planning & Community Development Department (D. Beauchesne) on February 21, 2006.
2. Aerial photo taken in April, 2003

0 37.5 75 150 225 300 Feet





CITY OF MANCHESTER
Office of the City Clerk



Leo R. Bernier
City Clerk

Carol A. Johnson
Deputy City Clerk

Paula L-Kang
Deputy Clerk
Administrative Services

Matthew Normand
Deputy Clerk
Licensing & Facilities

Patricia Piecuch
Deputy Clerk
Financial Administration

MEMORANDUM

To: Ron Ludwig, Parks, Recreation & Cemetery Director

From: Lisa Thibault, City Clerk's Office *Lisa*

Date: 12/20/2005

Subject: Manchester Wolves Request for Use of JFK Coliseum

Please be advised that at a meeting of the Committee on Community Improvement held on December 19, 2005 it was voted to refer the attached request to the Committee on Lands and Buildings and the Parks, Recreation & Cemetery Department.

Enclosure



December 1, 2005

To: Mayor Baines
Mayor Elect Guinta
Dan O'Neil
Ronald Ludwig
Randy Sherman
Kevin Clougherty

From: Manchester Wolves Professional Football Organization

Re: Proposal to city for use of JFK Facility

Below is an outline of the items that our organization is requesting for the use of JFK:

The Manchester Wolves would like to use the facility from the middle of March until the end of August. The practice times are as follows:

Training Camp

1st session: 9:00-10:30am

2nd session: 11:00-12:30pm

Regular Season (Monday-Thursday, some Fridays per schedule)
6:00-9:00pm

The Manchester Wolves would like as part of our package from the city the following:

- We will need approximately 12 people to install and remove the field system. We have requested the Verizon Wireless Staff to help.
- A weather-proof storage facility for the field system.
- Access to locker rooms and showers as well as a locked and secure area to store equipment.
- Parking at JFK.



848 Elm Street, Suite 203 * Manchester, NH 03101
PH: 603.627.9653 * Fax: 603.625.9419 * manchesterwolves.com

- A PROUD MEMBER OF THE ARENA FOOTBALL FAMILY -





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The Manchester Wolves will be responsible for the following:

- We will purchase a field system to be placed in the rink at JFK.
- We will sell and manage all advertising for JFK and the West Side Arena for the city of Manchester (potentially 72 signs at each facility).
- We will cover all production costs for signage.
- The city would have use of the field when not occupied by the team for their city-run programs
- The city has the right to decline any signs that do not adhere to "family entertainment".
- A rental fee of \$17,000 per year will be paid to the city of Manchester.

By agreeing to these terms, the city of Manchester grants to the Manchester Wolves the rights to sell and manage all signage at JFK and West Side Arena for the term of five (5) years.

Angelo Mazzella
General Manager
Manchester Wolves
(603) 627-9653



Johnson, Carol

From: Ludwig, Ron
Sent: Wednesday, March 15, 2006 7:47 AM
To: Johnson, Carol
Subject: Comt. on L & B/Wolves Request

Carol,

I got your phone message relative to the above. First of all I'm not certain how that request even got to any committee. I think Angelo Mazola (cksp), Wolves General Manager, sent it to CIP and then CIP moved it to L & B?? Anyway after discussions with Finance and the Mayors Office, the Wolves decided to withdraw their request for usage of the JFK. This was due to the uncertainty that the JFK **could** be under major renovations for the majority of their season???

Hope this helps.

Ron.

3/15/2006